

**TOWN OF SWANTON
DRAFT MINUTES
DEVELOPMENT REVIEW BOARD (DRB)
TOWN OFFICE BUILDING
One Academy Street
Swanton, VT 05488
In Person & By ZOOM
Thursday, March 26, 2026 @ 6:00 p.m.**

Present: Spencer LaBarge-Chair, Reg Beliveau Jr, Kiersten Bourgeois, Jim Pratt, Jennifer Yandow-Members, Christina Candels-Assistant Town Administrator, Amy Giroux-Zoning Administrator, Travis Belisle, Peter Mazurak, JoAnne Champagne, John Champagne

Zoom: No Attendance

- A. Call to Order
Mr. LaBarge called the meeting to order at 6:00 pm.

- B. Agenda Review
Mr. LaBarge reviewed the agenda, read the definition of interested persons and swore in applicants, community members and board members.
Mr. LaBarge verified no conflicts of interest with any board members.

- C. Meeting Topics
DRB-07-2026
 - 1) DRB-07-2026: Rocky Ridge Construction, LLC request for site plan amendment approval located at Reeves Drive in the R1/Rural district.
Mr. Mazurik and Mr. Belisle came before the board to share their plans to change the placement of two of the units and go from 28 units to 24 units. This was decided after the construction of the first two buildings, the attorneys advised these changes because of the Common Interest Ownership Act.
Mr. Champagne asked if the previously approved 6' hedge would be planted along his property line.

- D. Minutes DRB February 26, 2026
Ms. Bourgeois made a motion to approve the minutes from February 26, 2026, as written, seconded by Ms. Yandow. Motion carried.

- E. Any Other Necessary Business
None

- F. Public Comment
None

- G. Next DRB Meeting Date
April 23, 2026

- H. Executive Session
Mr. Pratt made a motion to enter executive session at 6:13 pm, seconded by Ms. Yandow. Motion carried.

Mr. Beliveau made a motion to exit executive session at 6:15 pm, seconded by Mr. Pratt. Motion carried.

Action Taken:

Mr. Beliveau made a motion for DRB-07-2026: Rocky Ridge Construction, LLC request for site plan amendment approval located at Reeves Drive in the R1/Rural district be APPROVED AS WARNED, seconded by Mr. Pratt.

Mr. LaBarge made a motion to amend the motion to include the 6' hedge be added to the final mylar and they be planted, seconded by Mr. Beliveau. Motion carried.

I. Adjournment

Ms. Bourgeois made a motion to adjourn at 6:17 pm, seconded by Mr. Pratt. Motion carried.

Respectfully Submitted by
Christina Candels-Assistant Town Administrator