

**TOWN OF SWANTON
DRAFT MINUTES
DEVELOPMENT REVIEW BOARD (DRB)
Swanton Village Complex
120 First Street
Swanton, VT 05488
In Person & By ZOOM
Thursday, May 28, 2026 @ 6:00 p.m.**

Present: Spencer LaBarge-Chair, Jim Pratt, Kiersten Bourgeois, Jennifer Yandow, Reg Beliveau-Members, Amy Giroux-Zoning Administrator, Christina Candels-Assistant Town Administrator, Ryan Critchlow, Earle Rogers, Casey Ferland, Lisa Laroe, Ron Underwood, Carol Hubbard, David Hubbard, Nicholas Pfeil, Christian Jablonski, Darline Reynolds, Fernand Gagne, Sarah Noel, Denise Simard, Joel Clark, Keith Ploof, Ross Lavoie, Kathy Colburn, Nola Gilbert
Zoom: Erin Gagne, Ashley Jadczak

- 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, swore in applicants, community members and board members.
Mr. LaBarge stated he provides contract work for Mr. Gagne's Maple business and will reclude himself from DRB-16-2026 Franklin County Field Days.
Mr. Beliveau will chair the meeting during the Franklin County Field Days application in the absence of Mr. LaBarge.
 - C. Meeting Topics
DRB-11-2026: Critchlow Investment Properties
DRB-12-2026: Paul & Lisa Laroe
DRB-13-2026: Anna Morrison
DRB-14-2026: Earle Rogers, Jr.
DRB-15-2026: Nicholas Pfeil
DRB-16-2026: Franklin County Field Days
1. **#DRB-11-2026: Critchlow Investment Properties** request for sketch plan approval for a 9-lot subdivision located at Lydia's Ridge in the SG/Southern Growth district.
Mr. Critchlow came before the board to share plans for a subdivision on the existing Lydias Ridge. The board reviewed the proposed map and lot sizes.
Mr. LaBarge verified the road will be built to A76 standard? Yes.
Mr. Beliveau said they would not need a cul-de-sac because both ends connect to a road.
Mr. Pratt asked where the traffic would enter the property? Bushey Road, and exit on Sholan Road. Mr. Critchlow believes Mr. Cummings has permission to enter Sholan Road.
Mr. Clark said the Town has a Road Standard Policy; it is suggested if there are plans for the Town to take this road over it should be built to this policy.
Ms. Hubbard asked if Lydias Ridge will enter east or west of the State garage? The board reviewed and determined this road will enter Sholan Road on the dirt section past the State garage. Mr. Critchlow will clarify.
Mr. Clark said that it is no longer known as Sholan Road, it is State Drive, but on the dirt section of the road. Currently the pavement ends at the garage.
 2. **#DRB-12-2026: Paul & Lisa Laroe** request for variance approval for the front setback to replace a mobile home located at 150 Beebe Road in the R1/Rural district.
Ms. Laroe came before the board requesting a variance to replace the existing 14'x70' 1978 mobile home with a new 16'x76' mobile home. An additional 2' in width will be on the back side of the structure, not any closer to the road than the existing home, but an additional 6' longer. This will not change the existing front setback that is non-conforming.

Ms. Noel, as a community member, advised them to check with the river due to the river. Currently they are 30'-40' above the river roughly 60' from the river. Ms. Giroux will send Ms. Laroe the name of whom to contact.

3. **#DRB-13-2026: Anna Morrison** request for conditional use approval to convert a seasonal dwelling to year-round use located at 8 Maquam Shore Road in the SL/Shoreland district.
Mr. Jablonski came before the board to share plans to convert the home as well as a new State approved replacement septic system. This permit states the system must be installed by November 1, 2026.
The Town currently has this property listed as a camp and if they choose to sell it, they are requesting conditional use approval now for it to be a year-round home. No changes to the building are being requested now.
Ms. Simard asked where the new septic would be built? The property is wet will it be a raised design? This is a raised box/mound with a pre-treatment system.
Mr. LaBarge shared the DRB no longer handles septic systems they are taken care of by the State.
Mr. Pratt verified if these systems have to have an annual inspection? Yes.
4. **#DRB-14-2026: Earle Rogers, Jr.** request for conditional use approval to run an Inspection Station located at 76 Middle Road in the R1/Rural district.
Mr. Rogers came before the board and said he is requesting this to inspect his own vehicles. This will not be open to the public.
5. **#DRB-15-2026: Nicholas Pfeil** request for conditional use approval to run an Inspection Station located at 461 Bushey Road in the R1/Rural district.
Mr. Pfeil came before the board and said he is requesting an inspection station operation and will only perform other vehicle work that is needed to inspect the vehicles.
The board verified his hours and changed the application to 9 pm.
6. **#DRB-16-2026: Franklin County Field Days** request for conditional use approval to hold a county fair located at 2596 Highgate Road in the SG/Southern Growth district.

Mr. Beliveau assumed the role of chair.

Mr. Gagne & Ms. Noel and Ms. Gilbert came before the board to share they have been offered to use this piece of land to hold the Field Days. They reviewed the hours of request are 8 am to 12 am.

Ms. Bourgeois asked where they would park 2000 cars, as the map was not clear.

Mr. Gagne clarified on the map where things would be placed. The discussion was different than the map presented.

The current plans show all food trucks in a circle with the generators in the center. The animals will be in tents. They will have 40 portlets spread out on the site.

They will not have any roads built all on the grass. Everything will be removed except the pulling track.

Ms. Yandow verified access for ambulances and fire trucks, they will have their own access gate.

Ms. Giroux gave Mr. Gagne a copy of the requirements that Ms. Candels received, requiring the Field Days to get a Traffic Safety Plan approval from Vtrans. Mr. Gagne was not aware of this prior to this meeting. Mr. Gagne reached out to Secretary Joe Flynn.

Mr. Pratt said that property is currently in the States Current Use program and if this event is not approved by them, they could lose that and the taxes could possible be 4-5 times the amount. Ms. Noel said they will still crop the land and it will continue as Ag land and will follow up with the State.

Ms. Noel asked the board if they needed to see plans or written format? Mr. Pratt said they need to see all approvals from the State. Mr. Beliveau said the same for Fire and Rescue.

Ms. Colburn verified on the map where they intend to park vehicles.

Ms. Gilbert said they can park 100-110 per acre therefore parking 2200 cars should be no issue.

Ms. Noel asked when the board will need the approvals? Before the event.

Mr. LaBarge suggested the board make a punch list of items needed.

Mr. Hubbard said the statement was made, it is just a three-day event, and he would like that in writing. The application is only for a three-day fair, July 30th -August 1st. They will need time to set up and tear down.

Mr. Beliveau said they will include in executive session Joel Clark and Ross Lavoie.

Ms. Hubbard said her concern is the traffic, the interstate is so close to 207 and Bushey Road. They will need some sort of traffic control. Mr. Beliveau said the notice from Vtrans is that they need a traffic plan.

Mr. Clark said from the Selectboard's perspective they support Franklin Country Field Days; this event is for three days in 2026. The DRB has the ability to make this a one-year permit. The field will be turned over for crops after, then there will be nothing permanent, but be careful of emergency vehicles especially if the land is wet.

Mr. Ferland asked if the Vtrans plan included Hubbard Lane/Highgate Road as well? Ms. Candels stated that Ed from the State reached out to her asking what the traffic plan was?

Ms. Candels sent him the application Field Days submitted, and Ed sent back the notice of requiring a Traffic Control Plan permit from the State. The permit will include Hubbard Lane, Highgate Road and Bushey Road.

Ms. Gagne via Zoom asked if they are running generators, has anyone done any study on the air quality from them, is there any hazard to that? What is the plan for crowd control to keep people from wandering in the neighboring yards? Mr. Beliveau said they did mention fencing, which could be part of the punch list of requirements. Ms. Noels said they are limiting the decibels of the generators in an effort to keep the noise down.

Ms. Gagne asked the board as a neighboring property they would request a closing curfew closer to 10 pm vs the request 12 pm as well as a plan for trash removal, they currently have trash that blows to their fields from Tractor Supply.

D. Executive Session to review applications.

Ms. Bourgeois made a motion to enter executive session at 7:04 pm and include Joel Clark and Ross Lavoie in executive session, seconded by Mr. Pratt. Motion carried.

Mr. Beliveau made a motion to amend the motion to include Spencer LaBarge in executive session for the Franklin County Field Days, seconded by Ms. Yandow. Motion carried.

Mr. Beliveau made a motion to exit executive session at 8:21 pm, seconded by Mr. Pratt. Motion carried.

Actions Taken:

1) **Mr. LaBarge made a motion for DRB-11-2026: Critchlow Investment Properties request for sketch plan approval for a 9-lot subdivision located at Lydia's Ridge in the SG/Southern Growth district be APPROVED AS WARNED with the conditions listed below:**

- **Applicant has reviewed the Town of Swanton's Road Standards Policy for the future should they want the Town to take the road over.**
- **The applicant will have a clear map showing where Lydias Ridge will access Sholan Road**
- **Applicants receive or produce approval to access the Town Road**

Seconded by Ms. Bourgeois. Motion carried.

2) **Mr. Beliveau made a motion for DRB-12-2026: Paul & Lisa Laroe request for variance approval for the front setback to replace a mobile home located at 150 Beebe Road in the R1/Rural district be APPROVED AS WARNED, the structure will not be any more nonconforming than it currently is and the addition is on the rear side, seconded by Mr. Pratt. Motion carried.**

3) **Mr. Pratt made a motion for DRB-13-2026: Anna Morrison request for conditional use approval to convert a seasonal dwelling to year-round use**

located at 8 Maquam Shore Road in the SL/Shoreland district be **APPROVED AS WARNED**, seconded by Ms. Yandow. Motion carried.

- 4) Ms. Bourgeois made a motion for DRB-14-2026: Earle Rogers, Jr. request for conditional use approval to run an Inspection Station located at 76 Middle Road in the R1/Rural district be **APPROVED AS WARNED**, seconded by Mr. Beliveau. Motion carried.
 - 5) Ms. Bourgeois made a motion for DRB-15-2026: Nicholas Pfeil request for conditional use approval to run an Inspection Station located at 461 Bushey Road in the R1/Rural district be **APPROVED AS WARNED**, seconded by Mr. LaBarge. Motion carried.
 - 6) Ms. Yandow made a motion to for DRB-16-2026: Franklin County Field Days request for conditional use approval to hold a county fair located at 2596 Highgate Road in the SG/Southern Growth district be **CONTINUED AS WARNED** with the applicant returning to the next DRB meeting on June 25, 2026 with the following items in place required to be reviewed:
 - Detailed letter of approval of a Safety Plan that includes.
 - Letter of approval for EMS Services
 - Letter of approval for Fire Services
 - Letter of approval for Police Services
 - Letter of approval for Security Services
 - Letter of approval from the State Fire Marshall
 - Letter of approval/plan for crowd control plan
 - Letter of approval for Lighting safety plan
 - Complete list of activities at the event: for example, rides, pulls, animals, animal rides etc.
 - Site plan, with fencing required around the whole venue for safety of the neighbors.
 - Verification of State Permits-Traffic Control Plan approval
 - Hours of Operations are required to be 8 am-10 pm with the venue closing at 10 pm. Tractor Pulls, Truck Pulls, Demolition Derby and any noise such events end at 8 pm.
 - This would be a one-year permit to be reviewed at that time.Seconded by Ms. Bourgeois. Motion carried. Mr. LaBarge abstained.
- E. Minutes DRB April 23, 2026
Mr. Pratt made a motion to approve the DRB minutes from April 23, 2026, meeting at written, seconded by Mr. LaBarge. Motion carried.
- F. Any Other Necessary Business
None
- G. Public Comment
None
- H. Next DRB Meeting Date June 25, 2026
- I. Adjournment
Ms. Yandow made a motion to adjourn at 8:28 pm, seconded by Mr. Pratt. Motion carried.

Respectfully Submitted by
Christina Candels-Assistant Town Administrator