

Any questions, comments or concerns about the minutes should be addressed to Amy Giroux, Zoning Administrator at (802) 868-3325

**MINUTES
TOWN OF SWANTON
SWANTON PLANNING COMMISSION
Town Office Building
1 Academy Street, Swanton, VT 05488
*Wednesday, July 20, 2022 at 6:00 p.m.***

Present: Ed Daniel, Chair; Ross Lavoie, Vice Chair; Andy LaRocque, Oliver Manning, Heather Buczkowski, Members; Amy Giroux, Zoning Administrator; Joseph Cava, Administrative Assistant; Corey Parent; Steven Hill; Lucie Hill

*All motions carried unanimously unless specified otherwise.

1. Call to Order – Mr. Daniel called the meeting to order at 6:06 p.m.
2. Agenda Review
3. Review of minutes of May 25, 2022

Ms. Buczkowski made a motion to approve the draft minutes from the 5/25/22 Planning Commission meeting, seconded by Mr. LaRocque. Motion carried.

4. Steven and Lucie Hill

Mr. and Ms. Hill have a unique situation associated with their property located at 457 Maquam Shore Rd. that began when this parcel and the surrounding properties were subdivided. This has created small awkward lots for private property owners with some parcels being in land trust. Ms. Hill is requesting a bylaw change to allow a half-acre for minimum lot size to develop their land. Ms. Giroux said that these parcels are preexisting lots with a minimum lot size of one acre to develop into separate lots.

Mr. Lavoie asked if the DRB has any latitude or potential to grant a variance? Ms. Giroux responded no, saying that a variance isn't the issue here. Mr. Parent added that the rule for one acre for subdivision is to implement water and sewer infrastructure within the developed lot. Mr. Lavoie expressed concerns over precedents being set for trying to push forward projects that aren't in conformity with existing regulations. Ms. Giroux said that this subdivision would be denied due to non-conformity with minimum lot size and minimum required depth requirements.

5. Administrator's Report

Ms. Giroux gave a summary of issuances over the last couple of months including 24 building permits, 28 certificates of compliance, and 4 certificates of occupancy.

6. Bylaw Change Review

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Ms. Giroux requested changing R3 Residential District on the South side of Hog Island to the Shoreline Recreation District and change the Shoreline Recreation District standards from 15% lot coverage to 20% lot coverage to be aligned with the State's regulations.

7. Municipal Plan Audit

Mr. Daniel outlined several points to work on including:

- Formation of committees to participate and provide input. Mr. Parent recommended putting together a survey
- Southern Growth District mixed use commercial, retail, and residential housing
- Redevelopment of the former Carroll's Concrete Site
- Industrial and Retail Growth in the Village
- Water and Sewer Infrastructure
- Historic District Review
- Registered Auto Repair Businesses in the Community
- Agriculture including farmstands and home occupations
- Recreation

8. Set Next Planning Commission Meeting Date

Wednesday, August 17, 2022 at 6:30 p.m.

9. Public Comment - None

10. Any Other Necessary Business - None

11. Adjournment

Mr. LaRocque made a motion to adjourn the meeting at 8:10 p.m., seconded by Mr. Manning. Motion carried.

Respectfully Submitted,

Joseph Cava
Administrative Assistant

Ed Daniel, Chair

Ross Lavoie, Vice Chair

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Andy LaRocque

Oliver Manning

Heather Buczkowski