

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 MEETING
Town Office Building
1 Academy Street, Swanton, VT 05488
*Wednesday, September 21, 2022 at 6:30 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, Forty-Four Seven Strategies, LLC; Earl Fournier, Selectboard Member; Elizabeth Nance, Franklin County Industrial Development Corporation (FCIDC)

*All motions carried unanimously unless specified otherwise.

1. Call to Order – Mr. Lavoie called the meeting to order at 6:38 p.m.
2. Agenda Review
3. Public Hearing

Mr. Lavoie made a motion to open the public hearing, seconded by Ms. Buczkowski. Motion carried.

Ms. Giroux opened by discussing the increase in building coverages along Lake Champlain from the existing 15% to the proposed 20% to align with the State of Vermont’s building coverage standards. The other proposed change, as Ms. Giroux continued, is to change the zoning district on Hog Island from the R3/Moderate Density Residential district to the SR/Shoreland Recreation district. This change would affect of the entirety of the following roads:

- Hog Island Rd.
- Homestead Rd.
- Turkey Ter.
- Jayview Rd.
- Tilley Dr.
- Maple St.
- Nokes Rd.
- Arrowhead Dr.

In addition to the above proposed changes, Mr. Lavoie recommended taking a look at other moderately built-up districts for future bylaw revisions. This would bring greater conformity to other zoning districts in addition to the SR/Shoreland Recreation district.

Mr. Manning made a motion to accept the proposed bylaw changes, seconded by Mr. LaRocque. Motion carried.

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

Mr. Lavoie made a motion to close the public hearing, seconded by Mr. Manning. Motion carried.

4. Review of minutes of August 17, 2022

Mr. Buczkowski made a motion to approve the draft minutes from the 8/17/22 Planning Commission meeting, seconded by Mr. Lavoie. Motion carried.

5. Zoning Administrator's Report

Ms. Giroux gave a report of issuances for the month of August including 11 building permits, 9 certificates of compliance, and 2 certificates of occupancy.

6. Farmer's Market Survey Update

Ms. Buczkowski presented the results of a survey that was gathered at a Sunday farmer's market within the community. Some of these ideas included a family sit down restaurant and bringing greater accessibility to buildings in the downtown district. Mr. Parent added that he also has survey data to share during the municipal plan audit.

7. Municipal Plan Audit

Mr. Parent reminded members of the Planning Commission that in addition to survey data the importance of public hearings to gather input for what community members would like to see in the Municipal Plan. Mr. Parent recommended having the first public hearing towards the end of October. Ms. Buczkowski asked about incorporating ZOOM for participation? Mr. Parent said it would be prudent to generate the bigger themes around senior housing, recreation, and the Southern Growth district before incorporating the complexity of public participation over ZOOM.

Mr. Fournier raised the point about the Southern Growth district earmarking plans for water, sewer, and water treatment. Mr. Parent added that it wouldn't be likely that a new water treatment facility could be constructed. He mentioned that the St. Albans City treatment plant has a capacity of 4 million gallons of usage per day, and at this time is only utilizing 1.9 million gallons per day. The opportunities according to Mr. Parent are endless. Mr. Manning asked about apartment units versus senior housing? Ms. Nance responded that certain grant funds are specifically geared towards senior housing projects.

Continuing, Mr. Parent said that Bradford, VT had the most comprehensive survey questions for addressing their municipal plan. Some of the questions were geared towards daily activities like grocery shopping and whether it occurred within the municipality or within a surrounding community. These results helped to expose community shortfalls as well as growth opportunities. Retail cannabis came up as part of this discussion and brought up additional point about growing operations and manufacturing. Other factors of consideration included expanded recreational opportunities.

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

8. Set Next Planning Commission Meeting Date(s)

Wednesday, October 12, 2022 at 6:30 p.m.

Wednesday, October 26, 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 8:08 p.m., seconded by Mr. Manning. Motion carried.

Respectfully Submitted,

Joseph Cava
Administrative Assistant

Ed Daniel, Chair

Ross Lavoie, Vice Chair

Andy LaRocque

Oliver Manning

Heather Buczkowski