

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, March 29, 2023 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; Richard Cummings

\*All motions carried unanimously unless specified otherwise.

1. Call to Order – Mr. Daniel called the meeting to order at 6:30 p.m.
2. Agenda Review
3. Review minutes of February 15, 2023 & March 8, 2023

Mr. Manning made a motion to approve the draft minutes from the 2/15/23 and 3/8/23 Planning Commission meetings, seconded by Mr. Lavoie. Motion carried.

4. Municipal Plan Review

Mr. Daniel expressed thanks to Mr. Parent for his work on editing the municipal plan. Ms. Giroux made a note to send the Highgate plan to members of the Planning Commission for review. Mr. Daniel explained that Highgate will be adopting their newly revised municipal plan on Tuesday, April 18, 2023 at 6:00 p.m. The relationship between Swanton and Highgate is important citing the development and expansion of Highgate Airport, which is geographically close to Swanton. There are also close ties with St. Albans, citing development near the Southern Growth district.

Now that the plan with the State garage in the Southern Growth district is public, Mr. Parent recommended including it under the section on economic development. The growth of water infrastructure is important for creating the catalyst that continues development in this area. In addition to VTrans funding, Mr. Parent recommended contributing ARPA funds to assist with the implementation of infrastructure. Mr. Daniel recommended removing the “Joint Legislative Body” piece from Section 1 to address the authority of the Selectboard as the governing authority of the Town.

Mr. Manning highlighted portions of Section 2 for corrections to verbiage. Mr. Parent summarized some of Mr. Manning’s points by saying pre-existing farms have a right to practice their agricultural livelihood. Mr. Daniel mentioned the sidewalks highlighting the improvements to St. Albans’ downtown. This will become increasingly important as the Southern Growth district gets developed. The conversation shifted in Swanton’s

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historic resources. Mr. Parent highlighted the gateway district where the Old Riviere Hotel is. Mr. Parent recommended forwarding any changes to him by April 12<sup>th</sup> before the next meeting on the 19<sup>th</sup> so they can be incorporated for review. Mr. Parent's recommendation was also to be prepared for potential projects that can have an impact on the community.

Mr. Daniel highlighted the absence of adequate childcare facilities in Swanton. Mr. Manning expressed that in addition to the number of childcare facilities, the stringent policy set by the State of Vermont. Continuing on childcare, Mr. Parent added that the bylaws should be amended to address larger employers like Vermont Precision Tools to allow the implementation of childcare facilities to address the expanding workforce. Under Section 10: Goals, Mr. Parent recommended editing the policy to address the historical nature of the built environment and cultural heritage sites.

Mr. Daniel highlighted that Swanton is home to a private golf course, but adding that it is open to public play, which separates it from other private golf courses. Ms. Giroux asked Mr. Parent if these edits would be included in the next draft that is sent out? Mr. Parent responded yes. Mr. Daniel raised a concern about flood hazard overlays. Ms. Giroux responded that Swanton is a part of this program with the State. Mr. Daniel asked an additional question that mentioned the border patrol regulating speeds. Mr. Manning responded that this is governed by the Department of Homeland Security. Mr. Parent added that the border is being redone to shift trucking and shipping traffic away from the Town center.

Adding on, Mr. Parent said the greatest need for municipalities in rural communities is human resources, bookkeeping, and IT. Rural communities don't require full-time positions for these vacancies, and the municipalities often suffer from lack of support.

#### 5. Set Next Planning Commission Meeting Date

Wednesday, April 19, 2023 at 6:30 p.m.

#### 6. Public Comment

Mr. Cummings came forward to talk about his plan for the construction of a development in the Southern Growth district. Part of the plan would include well heads for each individual lot. Mr. Cumming expressed concern with the location of the proposed State garage, which would hinder the placement of dwellings in his proposed development. Other factors of consideration include the cost and annual maintenance of stormwater and associated permitting. To start this, Mr. Cummings said he would like to start the development on Bushey Rd. in the R1/Agricultural Residential district and continue it along the Sholan Rd. in the Southern Growth district. Mr. Cummings hopes to construct around 21-28 affordable dwelling units.

Mr. Lavoie asked about the placement of the water line for this development. Mr. Cumming said the water line would wrap around the backside of the church on Bushey

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Rd. and continue down towards Sholan Rd. Mr. Manning asked about the proposed placement of the State's road for the garage. Mr. Cummings presented a site map showing the proposed road. Ms. Giroux explained that the State would be constructing a new road diverting traffic away from the intersection of and entering onto Route 207 further down. Mr. Lavoie recommended exploring ideas for the State to bring sewer infrastructure to this area in addition to water infrastructure.

Ms. Giroux asked about Mr. Cummings' development being a Planned Unit Development (PUD). Mr. Cummings explained that this places a greater cost onto the individual lot owners for communal land. Mr. Manning asked about stormwater retention ponds. Mr. Cummings explained that there are three stormwater ponds in place between the church on Bushey Rd. and the development on Jerrymill Ln. Mr. Daniel said the next step would be for Mr. Cummings to meet with the Selectboard to discuss this plan. Ms. Giroux asked who would like to be placed on the Selectboard agenda, recommending Mr. Cummings come to the next Selectboard on 4/4/23 at 6:00 p.m.

7. Any Other Necessary Business None
8. Adjournment

Mr. Manning made a motion to adjourn the meeting at 7:47 p.m., seconded by Mr. Lavoie. Motion carried.

Respectfully Submitted,

Joseph Cava  
Administrative Assistant

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Ed Daniel, Chair

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Ross Lavoie, Vice Chair

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Andy LaRocque

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Oliver Manning

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Heather Buczkowski