

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

**DRAFT MINUTES  
TOWN OF SWANTON  
SWANTON PLANNING COMMISSION MEETING  
Town Office Building  
1 Academy Street, Swanton, VT 05488  
Wednesday, June 14, 2023, at 6:30 p.m.**

Present: Ed Daniel, Chair; Ross Lavoie, Vice Chair; Oliver Manning, Members; Amy Giroux, Zoning Administrator; Christina Candels, Administrative Assistant; Corey Parent, Forty-Four Seven Strategies, LLC, Shaun Cheney

\*All motions carried unanimously unless specified otherwise.

1. Call to Order- Mr. Daniel called the meeting to order at 6:36 p.m.
2. Agenda Review

Mr. Daniel suggested to schedule meeting to begin By Law Rewrite.

3. Review minutes of May 5, 2023

**Mr. Lavoie made a motion to approve minutes from the 5/3/23 Planning Commission meeting as written, seconded by Mr. Manning. Motion carried.**

4. Public Hearing – 2023 Swanton Municipal Plan

**Mr. Lavoie made a motion to open a Planning Commission Public Hearing at 6:43 pm, seconded by Mr. Manning. Motion carried.**

**2023 Swanton Municipal Plan Hearing:**

Mr. Parent gave presentation to members of the Swanton Municipal Plan noting that he received a response from Northwest Regional Planning with edits they would like to see added to plan.

Northwest Regional Planning has a 26-count checklist they want to see in plans, Swanton's had 19, the group reviewed the 6 they would like added. Mr. Parent added the items. Added to plan was:

Maps, Airport edits, Railroad miles in Swanton, Schools in Swanton, River corridor, Zoning district's purpose. Adding the Village districts and how it benefits the town. Air quality & Forest Fragmentation. Manufactured housing. Hazard Mitigation Plan

All of these suggestions were discussed and added to plan with proper verbiage.

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Mr. Cheney spoke of importance of Dense Development in upcoming plans. As a country we are seeing massive push out of cities into rural America. Plans to include development for this needs to be addressed to keep people in Swanton & Franklin County. Developing while keeping country side.

Mr. Lavoie spoke of Swanton Planning Committee is going to start By-Law rewriting process. These are when these items should be and will be addressed.

Mr. Parent stated there is a new State law addressing these as well.

**Mr. Lavoie made a motion to Adopt the Swanton Municipal Plan rewrite with amendments as proposed by Mr. Parent proposed by Northwest Regional Planning and send it to Selectboard at 7:03 pm, seconded by Mr. Manning. Motion carried.**

**Mr. Lavoie made a motion to Close the Public Hearing of 2023 Swanton Planning Municipal Plan Rewrite at 7:03 pm, seconded by Mr. Manning. Motion carried.**

5. Set the next Planning Commission meeting date.

Wednesday July 12, 2023, at 6:30 p.m. begin Bylaw Rewrite.

6. Public Comment

Mr. Cheney presented members with maps showing Lost Nation that shows their property and how they cannot develop due to lot size, as an example. This will all be addressed in the new By-Law rewrite.

Mr. Cheney stated as a town we want to ensure Commercial Business to be in different guidelines then Residential.

Mr. Lavoie expressed importance of commercial properties having the space they need.

7. Any Other Necessary Business

8. Adjournment

**Mr. Lavoie made a motion to adjourn the meeting at 7:25 p.m., seconded by Mr. Manning Motion carried.**

Respectfully Submitted

Christina Candels  
Administrative Assistant