

**Swanton Planning Commission
DRAFT MINUTES**

Thursday April 10, 2025

**Town Office Building & ZOOM
1 Academy Street, Swanton, VT**

Present: Ross Lavoie-Chair, Oliver Manning, Andy LaRocque, Jim Pratt, Christina Candels-Assistant Town Administrator, Corey Parent, Catherine Dimitruk

Absent: Heather Buczkowski

Zoom: Amy Brewer

1. Call to Order

Mr. Lavoie called the meeting to order at 5:37 pm.

2. Agenda Review

Mr. Lavoie reviewed the agenda.

3. Review and Approve Minutes

a) March 6, 2025

Mr. Manning made a motion to approve the minutes of March 6, 2025, as written, seconded by Mr. LaRocque. Motion carried.

4. Set the next Planning Commission Meeting

Wednesday, April 16, 2025, 5:30 pm Town Office & Zoom

5. Northwest Regional Planning

Ms. Dimitruk came before to share the proposed map of Swanton Northwest Regional Planning which they will use in their new plan. These are draft maps, and Northwest Regional Planning will hold a series of public hearings this summer to share their new regional plan.

Ms. Dimitruk said there has been discussion on Village designation will need to be verified as historic. If this is required, Regional Planning will take care of it and they are confident that the Swanton Village designation area will qualify.

Mr. Pratt asked why "Enterprise Area" is listed on one map and not the other? That will be fixed.

Mr. Manning asked about a subdivision coming before the DRB in the southern growth district having a walking path. This area does not qualify for Act 250 exception because there is no sidewalk infrastructure.

Greta Brunswick from Northwest Regional Planning sent an email with suggested edits as well. Ms. Dimitruk said they are to ensure state statutes are met. Mr. Parent said in most areas they will reference state statutes knowing there will be changes coming from the State. This will eliminate the Town needing to update bylaws if they refer to the statute.

Mr. Pratt discussed SR/Shoreland District are being transitioned to R1/Residential Ag in West Swanton. The board discussed and the shore will be SR/Shoreland on the water and 250' on the opposite side of the road. The rest will be changed to R1/Residential Ag. The State regulates Shoreline currently. Mr. Parent compared requirements in both districts. Mr. Pratt asked if PUDs should be added to districts. They will refer to the district they are in. Unless the requested structure falls under the Residential Accessory Structure table. Mr. Pratt requested that "Mixed Use" be added to each district, as conditional use unless the uses are permitted.

Ms. Brewer sent an email asking if the Planning Commission had given any thought to "smoke/vape shops" and them being allowed in districts. Other communities are considering zoning those types of shops in locations that are more industrial or transitional. Something separated from schools, libraries, parks and other youth-serving populations. Mr. Parent said they can review that. Mr. Parent will add the Flood language request from Regional Planning.

6. Land Use & Development Regulations Review

Mr. Parent

7. Public Comment

None

8. Any Other Necessary Business

None

9. Adjournment

Mr. Pratt made a motion to adjourn at 6:51 pm, seconded by Mr. LaRocque. Motion carried.

Respectfully Submitted by
Christina Candels-Assistant Town Administrator