

Swanton Planning Commission
DRAFT MINUTES
Wednesday, April 16, 2025
Town Office Building & ZOOM
1 Academy Street, Swanton, VT
5:30 pm

Present: Ross Lavoie-Chair, Jim Pratt, Andy LaRocque-Members, Christina Candels-Assistant
Town Administrator, Corey Parent, Joel Clark, Amy Giroux

Absent: Heather Buczkowski

Zoom: Oliver Manning

1. Call to Order

Mr. Lavoie called the meeting to order at 5:33 pm.

2. Agenda Review

Mr. Lavoie reviewed the agenda with no changes.

3. Review and Approve Minutes

a) April 10, 2025

Mr. Pratt made a motion to approve the minutes of April 10, 2025, as written, seconded by Mr. LaRocque. Motion carried.

4. Land Use & Development Regulations Review

Mr. Parent reviewed the suggestions received from Northwest Regional Planning.

- Removed “single” from residents’ definition
- Added State requirement for definition of “lodging establishments”
- Per State Statue the DRB cannot deny projects based on the “character of the area”
- You must hold DRB hearings within 120 days of a completed application
- DRB shall require that for a certificate of compliance and/or occupancy be obtained all the as-built plans be completed.
- Permits to appeal a building permit from the neighbors you must have 20 interested parties who can prove the same “harm”
- Eliminated square footage requirements for seasonal to year-around homes
- Add allowing 6-units where 4-units would be permeable if 2 or more area affordable housing
- Preexisting parking spaces will count towards parking requirements for redevelopment
- Add the new Flood standards section
- Accessory on farm agriculture business

Mr. Parent reviewed the new proposed maps from Northwest Regional Planning.

- Changing the districts for some parcels from Industrial to Commercial Light on Brooklyn St, Jonergin & Lafar St. These parcels could be used for housing. Industrial does not allow for housing, Commercial Light does.

The board discussed if there should be a Village ordinance for parking on lawns.

Mr. Parent discussed ways to develop a walking/sidewalk plan.

Mr. Parent shared the timeline for Selectboard approval of the new bylaws.

The board reviewed the changing of some of the SR/Shoreland District to R1/Agriculture in West Swanton.

Mr. Lavoie said the intention is to follow what the State approves in the Shoreland District. Mr. Pratt said if both sides of the road are the same district it would be better for the neighborhood.

The board agreed that if the State approves the Shoreland Permits exceeding 20% lot coverage the Town should approve the permits. They will also add the preexisting small lot requirements to the R1/ Residential District.

Mr. Pratt made a motion to change the new map back to the previous Shoreland District, not Residential, seconded by Mr. LaRocque.

Mr. Pratt and Mr. LaRocque voted Iye. Mr. Lavoie and Mr. Manning voted Nay.

Motion fails with a tie.

5. Set next Planning Commission Meeting date

a) **Public Hearing** May 7, 2025, 6pm Town Office & Zoom

6. Public Comment

None

7. Any Other Necessary Business

Mr. Parent will send the final draft next week to Ms. Candels to share with the Selectboard.

8. Adjournment

Mr. LaRoque made a motion to adjourn at 7:02 pm, seconded by Mr. Pratt. Motion carried.

Respectfully submitted by

Christina Candels-Assistant Town Administrator