

**Swanton Planning Commission & Development Review Board  
SPECIAL MEETING  
MINUTES**

**Thursday March 6, 2025  
Town Office Building & ZOOM  
1 Academy Street, Swanton, VT  
5:30 pm**

Present: Ross Lavoie-PC Chair, Oliver Manning, Andy LaRocque, Jim Pratt, Reg Beliveau Jr, Jen Yandow, Christina Candels, Corey Parent, Cathreine Dimitruk, Shawn Cheney  
Zoom: No Attendance

Absent: Heather Buczkowski, Spencer LaBarge, Harold Garrett

1. Call to Order

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

Mr. Beliveau called the Development Review Meeting to order at 5:34 pm.

2. Agenda Review

Ms. Candels asked to add discussion from the Selectboard on appointing a Swanton representative to Northwest Regional Planning.

3. Review and Approve Minutes

a) February 20, 2025

**Mr. Pratt made a motion to approve February 20, 2025, meeting minutes as written, seconded by Mr. Manning. Motion carried.**

4. Northwest Regional Planning

Ms. Dimitruk came before the board to share information about Act 181. These changes have made changes to state designation, regional designations, regional planning. The changes will now have regional plans set the boundaries for state designation program and set an area around villages & planned growth area where there are changes to Act 250 jurisdiction. Prior to Act 181, you will need Act 250 permits for housing if you build 10 units or more. With Act 181 in the designated Villages areas, you can build up to 50 units before needing Act 250 approval. The law also requires regional planning to develop housing targets for each region/town.

Ms. Dimitruk shared drafted maps for the boards to review.

The Town of Swanton has deemed the Southern Growth district an area for growth, with the new regional plans this area will not qualify for the increased density for housing because it does not have what the statute calls complete streets/pedestrian connection. The requirements would be sidewalks/paths from the area to St. Albans City for example. When this was brought to the Selectboard they questioned why the rail trail would



not qualify as it connects to St. Albans, but that does not qualify. Therefore the Southern Growth district will not be exempt from the Act 250 requirements. Ms. Dimitruk said if in the future they do find a way to map it as a growth area the regional plan can be updated.

Mr. Parent asked if Swanton could develop a plan to qualify? Swanton would need the plan with funding attached.

Ms. Dimitruk shared the current and proposed area that will be eligible for the Act 250 exemptions. See attached map.

The board discussed a couple of parcels in Swanton, this could be a possibility.

Ms. Dimitruk shared Northwest Regional Planning's housing targets. Please see attached.

#### 5. Land Use & Development Regulations Review

Mr. Parent shared with the DRB members proposed changes to the current Land Use and Development Regulations.

- Setback requirements
- Road frontage requirements
- Lot size requirements
- Conditional Use less 30% & Variance
- Lot coverage allowance/impervious surface
- District consolidating
- Private roads required at three lots
- A-76 road requirements / B-71 driveway requirements
- Engineer signs off on road requirements before certificate of occupancy permits are issued
- Art walls regulated as signs
- Redistricting parts of SR/Shoreland District to R1/Residential Agricultural

#### 6. Set the next Planning Commission Meeting date.

Thursday April 10, 2025, 5:30 pm.

#### 7. Public Comment

- a) Appointment to as a representative for Swanton to Northwest Regional Planning.

The Selectboard has inquired if a Planning Commission member is interested in representing Swanton on the Northwest Regional Planning board.

No members volunteered for the appointment.

#### 8. Any Other Necessary Business

None



9. Adjournment


**Mr. Beliveau made a motion to adjourn the DRB meeting at 7:40 pm, seconded by Ms. Yandow. Motion carried.**

**Mr. LaRocque made a motion to adjourn the Planning Commission meeting at 7:47 pm, seconded by Mr. Manning. Motion carried.**


Respectfully Submitted by,  
Christina Candels-Assistant Town Administrator



Ross Lavoie-Chair



Oliver Manning-Vice Chair



Andy LaRocque



Jim Pratt

Heather Buczkowski

