

## SWANTON PLANNING COMMISSION

### DRAFT MINUTES

**Tuesday, January 13, 2026**

**1 Academy Street, Swanton, VT**

**5:00 p.m.**

Present: Ross Lavoie-Chair, Oliver Manning, Desireah Ladieu, Shawn Cheney-Members, Amy Giroux-Zoning Administrator, Christina Candels-Assistant Town Administrator, Greta Brunswick

Absent: Heather Buczkowski

Zoom: No Attendance

1. Call to Order

Mr. Lavoie called the meeting to order at 5: 03 pm.

2. Agenda Review

Mr. Lavoie reviewed the agenda.

3. Review minutes of December 9, 2025

**Ms. Ladieu made a motion to approve December 9, 2025, meeting minutes as written, seconded by Mr. Manning. Motion carried.**

4. Review Maps from NRPC

Ms. Giroux shared the maps she received from NRPC since the last meeting. These maps have the changes done with the Bylaw update in early 2025.

**Mr. Cheney made a motion to confirm the changes on the maps are accurate and send them for the Selectboard approval/signature, seconded by Mr. Manning. Motion carried.**

The group discussed suggested options that could be added to the Bylaws for developing the Southern Growth District.

5. NRPC Greta Brunswick- Cottage Court & RUD's

Ms. Brunswick came before the board to finalize the Cottage Court (CD) district discussed at previous meetings. The members discussed and agreed that these would only be allowed in areas that have municipal water and sewer.

Ms. Brunswick shared the draft of a Rural Planned Development (RUD). This would simplify and replace the current PUD plans. The members discussed requiring these to have a minimum amount of common land. The members agreed to require a minimum of 40% to be conserved for common land.

6. Bylaw Changes

Ms. Candels shared suggested changes drafted with Ms. Giroux. These are listed below.

- New Planned Unit Developments
- Cottage Development-Cottage Courts (CD)
- Rural Planned Developments (RUD)

- 2-4 Shoreland Recreation-Conditional Uses  
Remove Contractors Yard, Storage Containers & Kennels from Conditional Use  
Add Temporary Storage Containers for Construction with no permit.  
Add Multifamily dwellings.
- 2-6 Remove #4 & #5-reason remove from shoreland not just Maquam Shore
- 2-7 Rural District-Conditional Uses  
Add Multi Family 4 plex, Mixed Use, Professional Service, Restaurant and Retail
- 2-14 Change Neighborhood Commercial District to Transitional Commercial District
- 2-22 Southern Growth- Permitted Uses-Outdoor Recreation definition add agricultural event to the definition.
- 3-7 Section 3.6Lot, Setback & Yard Requirements (F) removed (street line)
- 5-17 Section 5.18 Roadside Stand (2) products shall include those products raised in Franklin and Grand Isle Counties to 100-mile radius of Vermont or within the State of Vermont
- 8-8 Section 8.8 Roads & Pedestrian Access(D) Road Construction Standards Road Add Road Takeover Policy updated from Selectboard.
- 10-6 Section 10.4 Variances (4) remove “character of the neighborhood.”
- 11-13 Definitions Recreation/Outdoor definition: Agriculture fair to definition
- Add to all Conditional Uses in all districts:  
Mixed Use  
Indoor/Outdoor Recreation  
Garden Center  
Farmers Market  
Professional Service  
Snack Bar  
Restaurants

The Planning Commission members reviewed and approved of these changes.  
Items discussed but not added are listed below. These will be discussed at a later time for updates, the members felt they needed more information first.

- Solar Panel Screening
- Art Walls
- Edit to General Standards for permits issued to businesses that are found to be conducting illegal activities, that permits would be revoked.
- Food Trucks

Mr. Lavoie said he would check with Corey Parent regarding changes to how many hearings were needed for simple updates.

7. Set next Planning Commission Meeting date.  
Public Hearing for Bylaw Changes 2-12-26 at 6:00 pm  
Selectboard Public Hearings for Bylaw Changes 3-17-26 & 4-21-26.
8. Public Comment  
None
9. Any Other Necessary Business  
None

10. Adjournment

**Mr. Manning made a motion to adjourn at 6:59 pm, seconded by Ms. Ladieu.  
Motion carried.**

Respectfully submitted by  
Christina Candels-Assistant Town Administrator