

**SWANTON PLANNING COMMISSION**  
**DRAFT MINUTES**  
**Tuesday, June 9, 2026**  
**1 Academy Street, Swanton, VT**

Present: Ross Lavoie-Chair, Heather Buczkowski, Oliver Manning, Desireah Ladieu-Members,  
Christina Candels-Assistant Town Administrator, Marc Bechard  
Zoom: Emily Klofft-NRPC, Amy Giroux-Zoning Administrator  
Absent: Shawn Cheney

1. Call to Order

Mr. Lavoie called the meeting to order at 5:04 pm.

2. Agenda Review

Mr. Lavoie reviewed the agenda, added Mr. Bechard for a discussion after Northwest Regional Planning.

3. Review minutes of March 10, 2026

**Mr. Manning made a motion to approve the March 10 ,2026 meeting minutes as written, seconded by Ms. Buczkowski. Motion carried.**

4. Northwest Regional Planning -Emily Klofft

Ms. Klofft shared she is checking in with Swanton as they do twice within the Town Plan, which is renewed every eight years.

Ms. Klofft asked if there are any areas they can support the municipality and review the Town Plan. The current Town Plan was adopted in 2023, therefore not needed an update until 2031.

Ms. Klofft shared updates that will need to be included in the 2031 update regarding housing, the State of Vermont's new Environmental Justice Law, Bicycle and Pedestrian Infrastructure details and referencing the Local Hazard Mitigation plan for disaster resiliency.

Ms. Klofft asked if the Town has any training needs? Mr. Lavoie shared guidance in the future for the Planning Commission in larger developments in the planning phase would be helpful.

Ms. Klofft said learning the legal parameters of the Planning Commission authority has would be helpful to them as far as due process in the future.

Ms. Klofft shared they can always reach out to NRPC with any questions.

Ms. Lavoie verified with Ms. Klofft that the process for Bylaw updates is a Planning Commission Public Hearing and two Selectboard Public Hearings.

Ms. Klofft shared FEMA plans to have new maps of the area in 2028, and they will have Flood Hazard reviews completed then. NRPC is doing Flood Hazard review of Bylaws and will share any needed changes.

These are required for people to participate in National Flood Insurance.

5. Marc Bechard- Proposed Housing Development of Missisquoi Street  
Mr. Bechard shared he is in the planning process of developing the land behind Hannaford. Mr. Bechard would like to put in 75 housing units. The plan is to have a mix of single-family homes, multifamily homes as well as a 55+ building with 3-4 floors with 8 units per floor.  
The current Bylaws only allow for 2 ½ stories or 35' in the district.  
After much discussion it was determined that this was discussed with the Bylaw updates last year and this change may have been missed.  
Ms. Candels will review all the meeting minutes and videos if needed to verify what was discussed for height limits.

6. Public Comment  
None

7. Any Other Necessary Business  
Mr. Manning asked if there is a list from the meeting with the Selectboard for suggested changes. Ms. Raymond attended that meeting with concerns. Ms. Giroux will reach out to her and invite her to the next meeting.  
The board members discussed having a “cheat sheet” for permits that follow Vermont Agriculture regulations.

Ms. Buczkowski asked board members if they had put in any thought on not allowing Data Centers in Swanton. They are a huge drain on utilities in the communities that have them.

Ms. Buczkowski will do research for the next meeting.

8. Set next Planning Commission Meeting date.  
July 14, 2026, 5:00 pm

9. Adjournment  
**Mr. Manning made a motion to adjourn at 6:09 pm, seconded by Ms. Ladieu. Motion carried.**

Respectfully submitted by  
Christina Candels-Assistant Town Administrator