

**MINUTES  
TOWN OF SWANTON SELECTBOARD  
ON-SITE VISIT  
OF OLD SHOLAN ROAD AT BUSHEY ROAD  
SWANTON, VT  
Tuesday, June 2, 2026  
5:00 pm**

At its meeting of April 7, 2026, the Selectboard of the Town of Swanton voted to initiate the discontinuance of that portion of the Sholan Road at the intersection of the Bushey Road to the intersection of State Drive, pursuant to 19 V.S.A. §708.

Therefore, pursuant to 19 V.S.A. §709 the Selectboard will be doing a site visit for examining the premises and hearing the persons interested of their concerns.

Present: Nick Brosseau, Ron Underwood, Nicole Draper-Members, Brian Savage-Town Administrator, Christina Candels-Assistant Town Administrator, David Montagne, Cathy Montagne, Rick Cummings, Leon Kempton

1) Call to order

Mr. Brosseau called the meeting to order at 5:06 pm.

2) Discussion

Mr. Brosseau asked the board members present if they had any comments or concerns regarding the discontinuation of the end Sholan Road.

Board members had no issues to share.

Mr. Kempton asked if the Hubbard family used the road to access their land past the State garage?

Mr. Savage said they had been part of the discussion at previous meetings and are aware of the Towns plans to discontinue this section of the road. They can access their land from State Drive that is be a Class 4 Town Road.

Ms. Montagne shared she has previous maps that show they are the owners of the land the road currently sits on and support the discontinuance.

Mr. Cummings asked if he would be able to gain access to his two commercial lots on the corner of Bushey Road for future development.

Mr. & Ms. Montagne said they would agree to this, that the Town could retain an easement as well for Mr. Cummings access.

No one had any more concerns or questions regarding the discontinuance of the section of road.

Mr. Savage shared the Selectboard would make a decision and notify the landowners withing 60-days.

3) Adjourn Site Visit

**Mr. Underwood made a motion to adjourn the site meeting at 5:22 pm, seconded by Ms. Draper. Motion carried.**

Respectfully Submitted by  
Christina Candels-Assistant Town Administrator

**MINUTES  
TOWN OF SWANTON  
SELECTBOARD MEETING  
SWANTON VILLAGE TRUSTEES  
Town Office Building  
1 Academy Street, Swanton, VT 05488  
In-Person & By Zoom  
Tuesday, June 2, 2026, 6:00 pm**

Present: Nick Brosseau-Vice Chair, Ron Underwood, Nicole Draper-Members, Brian Savage-Town Administrator, Cathy Fournier-Town Clerk, Christina Candels-Assistant Town Administrator, David Winchester-Village President, Suzie Kelleher, Neal Speer, Damon Broderick-Village Trustees', Robert Nielsen, Marc Bechard II, Alexander Bobelle, Takoda Whitcomb, Matt Walker, Shawn Cheney

Zoom: Joel Clark

Absent: Earl Fournier

A. Call to Order

Mr. Brosseau called the meeting to order at 6:00 pm.

B. Pledge of Allegiance

Mr. Brosseau led those present in the Pledge of Allegiance.

C. Agenda Review

No changes.

D. Meeting Topics

1. Minutes

a) Regular Selectboard meeting of May 19, 2026

**Ms. Draper made a motion to approve the Regular Selectboard meeting minutes of May 19, 2026, as written, seconded by Mr. Underwood. Motion carried.**

b) Special Selectboard meeting of May 21, 2026

**Mr. Underwood made a motion to approve the Special Selectboard meeting minutes of May 21, 2026, as written, seconded by Ms. Draper. Motion carried.**

2. Public Comments

None

3. Law Enforcement

a) Health Officer Report - Health & Building Safety Report

Ms. Kelleher came before the board to discuss both reports.

4. **MEETING WITH SWANTON VILLAGE TRUSTEES**

**Mr. Winchester called the Village Trustees' meeting to order at 6:09 pm.**

a) Revenue Sharing Agreement for Local Option Tax

Mr. Savage shared both boards have previously received this agreement and everyone has reviewed.

**Ms. Draper made a motion to accept the agreement as written in regards of sharing the net proceeds of the Local Option Tax with Swanton Village, seconded by Mr. Underwood. Motion carried.**

**Ms. Kelleher made a motion to accept the formal agreement with the Town of Swanton in regard to the Local Option Tax, seconded by Mr. Broderick. Motion carried.**

Representative Walker shared Friday they passed the House Transportation Bill and the budget for the coming fiscal year. Mr. Walker said the LOT is currently split 75/25 to Towns and to fund Payment in Lue of Taxes (PILOT) and the Statewide reappraisal fund. With these payments the fund has a surplus of 12 million. Mr. Walker shared one of the things passed in this year's transportation fund is to send more of the surplus back to the Towns in the form of highway aid. This will be called

Local Option Tax Municipal Tax Transportation Fund; this will start with 3 million dollars being invested back in towns this year. Going forward 75% of the States surplus will go into supporting Towns highway network.

Mr. Walker said 13 Towns this year passed a LOT, and more towns will be going forward. Mr. Walker said this is a huge win for Towns the last two years in additional Highway funding.

Mr. Savage asked Mr. Walker if the bill introduced in the Senate to decrease the amount of LOT collected from 20% to 20% did this move forward? No, it did not.

Mr. Walker also shared the Town of Stowe requested a charter change to increase the LOT from 1% to 2% and the legislature did not move forward with that.

Mr. Walker said he understands the Towns have very limited funds for local roads and is proud to have been a part of the change to get more money back to towns the last two years.

b) Discussion with Mr. Marc Bechard concerning development of real estate off of Missisquoi Street

Mr. Savage shared that Mr. Bechard purchased the land that sits behind Hannaford to develop new housing. Mr. Savage has had conversations with Mr. Sheets regarding the land that is currently half in the Village and infrastructure needs for developing. Mr. Savage feels that it would be wise to put the whole parcel in the Village. Mr. Bechard is interested in the CHIP program for infrastructure, and the Village owns the utility it may be better for them to handle that.

Mr. Bechard said he is looking to put in a 24-unit apartment building for 55+, 30 single family homes and 12-16 townhouses on the parcel of land. Of the 47-acres only 10-acres is usable land due to wetlands.

Mr. Brodrick asked Mr. Bechard if he has a master plan of the layout of the homes? No, the map Mr. Bechard has is for the 24-unit complex. But he has a blueprint of the townhouse, because he is currently building them in St. Albans and the single-family homes would be 1,600-1,800 sq ft homes. The plan is for these to be on 1/5-acre lots. Mr. Bechard is waiting for the approval of Tier 1B for the smaller lots.

Currently the land is in the R1(Rural) district, but Ms. Candels shared as soon as he connects to the water & sewer it becomes R5(Residential) and qualifies for the 1/5-acre lots.

Mr. Brodrick asked if there is a way to do four story buildings? If this is affordable housing, they could build an additional story above what the bylaws stipulate.

Mr. Bechard said if the process to go higher he would absolutely build higher, the plan is 8 units per floor, therefore increasing the number of 55+ housing units.

Mr. Brosseau asked if there is any residential housing nearby? To the left is the railroad bed/Brown Ave and on the right is the interstate. The development would connect to First Street with sidewalks, therefore be walkable to anywhere in the Village.

Mr. Savage shared Missisquoi Street is currently a Town street in the Village and could be addressed with the annexation of the parcel.

Mr. Bechard is working with Peter Mazurk to engineer the project.

The boards reviewed on the map where Mr. Bechard intends to access for development.

Mr. Clark clarified annexing this parcel to the Village would grow the Village grand list but would also grow the Town's grand list as well.

Everyone present was in support of more homes being built.

Mr. Brosseau said the CHIP program would help with the water and sewer, but who handles the electricity? Swanton Village Power.

Ms. Kelleher discussed this would increase the need for sidewalk/street plowing but fully supports more housing.

Mr. Bechard asked how he proceeds? Plans before the DRB.

Mr. Savage will reach out for the status of Tier 1B with regional planning, because this needs to be filed by the end of the month.

Ms. Draper shared that if the developer is expecting to use the CHIP program the municipality should put in a letter of interest.

Mr. Clark asked if before this moves forward if it should be decided if its going to be a Village or Town property? Yes. And should be determined soon before it goes before the DRB. The CHIP program maybe easier for the Village. Annexing the

parcel to the Village will need to go before the legislator as well. That will not take place until March.

Mr. Bechard will bring a site plan to the Village Trustee meeting on 6/22/26 for them to review.

Mr. Cheney suggest maybe the DRB should review this prior to the Village Trustees?

Mr. Clark said if it is going to take until the next legislative session they can come to an agreement and have it go through the DRB process before then.

Mr. Savage asked Mr. Walker if this bill was ready, with this amount of housing could it get approved on the fast-track next session? Mr. Walker said if reelected he would do everything in his power to get done, but what concerns him is the Speaker of the House, Chair of Government Ops are going to be new, and this is where changes would need to go. Bills can be submitted beforehand, but everyone's leadership is going to be changing.

c) Any other items of mutual concern

Mr. Brosseau thanked Ms. Kelleher for the work done to try and clean the Goddess of Liberty in the park. Ms. Kelleher shared what they did, and they intend to try to clean more of the statue.

Ms. Kelleher said the last of the banners and brackets are in and will be put up on Wednesday. Mr. Underwood thanked Suzie for her efforts.

**Ms. Kelleher made a motion to adjourn the Village Trustees' meeting at 6:51 pm, seconded by Mr. Speer. Motion carried.**

5. Old Town Business

a) Library issues update

Mr. Savage shared he received an estimate from Menard Handyman to fix the ceiling tiles and sheetrock in the back stairwell. The estimate is \$1,690.00, this does not include painting the walls, the paint may not match.

Mr. Clark asked if this includes the snow guards? No.

Mr. Savage is still waiting for the electrician's quote for new lighting.

Mr. Savage will have Patrick Menard requote with painting the walls and snow guards.

Ms. Cathy Fournier shared the Library Maintenance budget has \$11,690 left of the \$20,350 budget.

Mr. Savage said the elevator company is working on a quote for the replacement of the piping.

Mr. Brosseau said Abby asked for a camera in the elevator shaft to monitor the water level. Mr. Clark said the pump system has an alarm system and has asked for the operation manual for the system.

Mr. Underwood said they discussed the water fountain at the last meeting as well. The Highway crew will remove it when time permits.

b) Land swap update

No update.

6. New Town Business

a) Open Paving Bids received

All bids were for 4,290 tons and \$793 for asphalt cement.

**1) Hungerford Paving**

\$94.95 per ton

\$407,335.50 total project cost

**2) SD Ireland**

\$83.70 per ton

\$359,073.00 total project

**3) FW Whitcomb**

\$98.43 per ton

\$422,264.70 total project

#### 4) Pike Industries

\$88.16 per ton

\$378,206.40 total project

SD Ireland is the lowest bid.

Mr. Clark said they have not worked with SD Ireland on projects like they have with Pike and Whitcomb.

Mr. Clark suggested the board hold off on an award and he and Mr. Lapan speak with SD Ireland and view some of the roads they have paved. The board supported this plan.

Pike has their factory in Swanton as well.

**Ms. Draper made a motion to table the awarding of the road paving bids until the next regular meeting 6/16/26, seconded by Mr. Underwood. Motion carried.**

#### b) Electronic sign in Village Green

Mr. Brosseau reviewed the five different sign options with prices to replace the sign in the park from Stewart Signs (VFW Sign) & Daktronics (MVU Sign), prices ranging from \$14,460 to \$58,000. All would be newer multi-color signs.

Mr. Clark said the sign at the VFW is two years old and already showing issues.

The current sign in the park has been in place for 10 years.

Ms. Draper said technology has advanced in 10 years and the sign is a main way to communicate with visitors and residents. This will also upgrade the sign and bring in the branding they have worked on for the last year.

Mr. Brosseau asked who would do the concrete footing that is not included in option #3?

The sign company could be done by a contractor.

The board members present agreed they like option #2.

This option does not have lights illuminating it, but they could be added, but there are streetlights and traffic headlights.

The sign will need to be approved by the Village Trustees; it is in the Village park.

**Ms. Draper made a motion to support Option #2 from Daktronics and bring it to the Village Trustees, seconded by Mr. Underwood. Motion carried.**

#### 7. Community and Economic Development

##### a) Update on Promote Swanton

Ms. Draper shared the updated have been done on the website. Color changes and branding. Ms. Draper shared some plans for changing the wording for Economic Development on the website.

Ms. Draper shared the artist's rendering for the wayfinding signs.

#### 8. Policy Review

Next meeting

#### 9. Any Other Necessary Business

None

#### 10. Items for Regular Selectboard Agenda of June 16, 2026

a) Energy Audit report on Town Office Building

b) Policy Review – Parking Ordinance, Fraud Prevention Policy

c) Award Paving Bid

d) Library Repairs Bid

e) Depot Update

#### 11. Public Comment (Reprise)

Mr. Alexander Bobelle shared details of a project to reduce heating costs in the winter, window inserts instead of window film.

Mr. Bobelle shared he is also running for State Senate.

#### 12. Upcoming Events

a) Tuesday – June 9, 2026 -5:00 pm – Planning Commission – Town Offices

b) Tuesday – June 16, 2026 – 6:00 pm – Regular Selectboard Meeting – Town Offices

c) Friday – June 19, 2026 – Juneteenth Holiday – Offices and Operations CLOSED

d) Monday – June 22, 2026 – Town Clerk and Town Admin Office CLOSED for Training

13. Executive Session (Personnel)

**Ms. Draper made the following motion: : I move that we find that we enter executive session for the Selectboard to receive confidential personnel information for which the premature disclosure of it to the general public would clearly place the Selectboard & others at a substantial disadvantage at 7:32 pm, seconded by Mr. Underwood. Motion carried.**

**Ms. Draper made the following motion: I move that based on our just made findings that premature disclosure would place the Selectboard & others at a substantial disadvantage, we enter executive session at 7:32 pm, seconded by Mr. Underwood. Motion carried.**

**Ms. Draper made a motion to exit executive session at 7:50 pm, seconded by Mr. Underwood. Motion carried.**

Action Taken:

**Ms. Draper made a motion to post the Assistant Town Clerk/Treasurer with the pay to be \$28-\$32 per hour depending on experience, seconded by Mr. Underwood. Motion carried.**

14. Adjourn

**Mr. Underwood made a motion to adjourn at 7:51 pm, seconded by Ms. Draper. Motion carried.**

Respectfully Submitted by  
Christina Candels-Assistant Town Administrator

**MOTIONS FOR ENTERING EXECUTIVE SESSION**

**MOTION #1:** I move **that we find** that we enter executive session for the Selectboard to receive confidential contract, personnel, Legal or Real Estate information for which the premature disclosure of it to the general public would clearly place the Selectboard & others at a substantial disadvantage.

**MOTION #2:** I move **that based on our just made findings** that premature disclosure would place the Selectboard & others at a substantial disadvantage, we enter executive session.

Received and filed by:

\_\_\_\_\_  
Cathy Fournier, Town Clerk

\_\_\_\_\_  
Date