

MINUTES
TOWN OF SWANTON
SWANTON DEVELOPMENT REVIEW BOARD
Town Office Building
1 Academy Street, Swanton, VT 05488
Thursday, May 26, 2022 @ 6:00 p.m.

Present: Spencer LaBarge, Chair; Reg Beliveau, Harold Garrett, Jim Pratt, Jennifer Yandow, Members; Amy Giroux, Zoning Administrator; Joseph Cava, Administrative Assistant; Richard Cummings; Bob Manning; Cristian Jablonski; Mark Beaulieu; Devon Sanborn; Macey Bevins; Peter Mazurak; Lauren Howe; Daniel Greaves; Bernard Shepard; Craie Shepard

*All motions carried unanimously unless stated otherwise.

A. Call to Order – Mr. LaBarge called the meeting to order at 6:01 p.m.

B. Agenda Review – Mr. LaBarge summarized the definition of interested persons and swore in applicants, interested persons, and the board members.

C. Meeting Topics:

1. **#DRB-10-2022: Richard Cummings** continuance of sketch plan approval for a 4-lot subdivision located at 41 Jerrymill Lane in the R1/Agricultural Residential district.

Mr. Cummings stated that all the applicable changes have been made including expanding the road frontage up to 150 ft. No questions from the board.

2. **#DRB-11-2022: Bob Manning** request for a sketch plan approval for a 2-lot subdivision located at 392 Bushey Road in the R1/Agricultural Residential district.

The project has special conditions involving the approved areas for septic due to the surrounding agricultural lands and would qualify for a conditional use less 30%. No questions from the board.

3. **#DRB-12-2022: Mark Beaulieu** request for variance for the east side setback to build a garage located at 17 Mountain View Drive in the R3/Moderate Density Residential district.

Mr. Beaulieu wants to build a garage and is requesting a variance because of the proximity to the existing well head, narrow lot size, and the residence's location compared to other residences in the neighborhood.

Mr. LaBarge expressed the difficulties of granting a variance. Mr. Pratt asked if it would be beneficial for the board to conduct a site visit to the property to better

understand the limitations and constraints? Mr. Beaulieu said he would be in favor of a site visit to limit the number of revisions required for his project.

4. **#DRB-13-2022: Devon Sanborn & Macey Bevins** request for sketch plan approval for a 3-lot subdivision located at 125 Woods Hill Road located in the R3/Moderate Density Residential district & the R1/Agricultural Residential district.

Mr. Mazurak opened by explaining the plan to subdivide the existing parcel into three lots ranging from just over one acre to just under two acres. The lots have been designed with separate mound systems and two drilled wells. Mr. LaBarge asked if this was approved in accordance with State regulations? Mr. Mazurak responded yes but was waiting for preliminary approval to file with the State. Mr. Beliveau asked if this project would require a new curb cut off Woods Hill Rd.? Mr. Mazurak responded yes. Mr. Garrett asked about the access coming from Butternut Ln. rather than Woods Hill Rd.? Mr. Mazurak expressed that the neighbors living on Butternut did not want increased traffic on their private road. Mr. Garrett raised concerns about limited road frontage. Mr. LaBarge said that they could discuss these details during executive session.

Mr. Greaves from Butternut Ln. asked who owns Butternut Ln. according to the board? Mr. LaBarge responded saying that these details will be deliberated during executive session. Mr. Greaves asked an additional question about large excavation equipment using Butternut Ln. as an access point to build this subdivision and the damage it would cause? Mr. LaBarge reinforced that access points would be coming from Woods Hill Rd. Mr. LaBarge added to Mr. Mazurak that a cul-de-sac would be required for this development.

Ms. Howe, also from Butternut Ln., asked about the runoff caused by impervious surfaces from the three new lots if approved, and how this would impact the culvert shared between Butternut Ln. and Woods Hill Rd.? Mr. LaBarge said that the only impervious surfaces will be the foundations of the new buildings because the new roads will be constructed of compressed gravel to allow adequate drainage. Ms. Howe asked what an isolation shield is? Mr. LaBarge said the shield is a consideration from the State saying that the raised mound system being proposed meets the State's regulations. Ms. Howe then asked what type of stormwater management plan would be in place? Mr. LaBarge responded that this is only the initial phase of review and many of the questions raised by Ms. Howe will be addressed during the second phase of review for this project.

5. **#DRB-14-2022: Bernard Shepard** request for flood hazard review to build a 10' x 16' shed located at 318 North River Street in the S2/Shoreland River district.

Mr. Shepard expressed that the chosen location for the proposed shed is based on a variety of factors including proximity to the Missisquoi River, road frontage, and abutting property lines. The shed will be elevated two feet off the ground and is

proposing helical eye anchors to keep the shed anchored to the ground. No questions from the board.

D. Deliberative Session

Mr. Garrett made a motion to enter deliberative session at 7:04 p.m., seconded by Mr. Beliveau. Motion carried.

Mr. Pratt made a motion to exit executive session at 7:34 p.m., seconded by Mr. Beliveau. Motion carried.

Ms. Yandow made a motion, seconded by Mr. LaBarge, to approve DRB-10-2022: Richard Cummings continuance of sketch plan approval for a 4-lot subdivision located at 41 Jerrymill Lane in the R1/Agricultural Residential district as warned. Motion carried.

Mr. Garrett made a motion, seconded by Mr. Pratt, to approve DRB-11-2022: Bob Manning request for a sketch plan approval for a 2-lot subdivision located at 392 Bushey Road in the R1/Agricultural Residential district as warned. Motion carried.

Mr. Beliveau made a motion, seconded by Ms. Yandow, to continue DRB-12-2022: Mark Beaulieu request for variance for the east side setback to build a garage located at 17 Mountain View Drive in the R3/Moderate Density Residential district to conduct a site on 6/23/22 at 6:00 p.m. Motion carried.

Mr. LaBarge made a motion, seconded by Mr. Pratt, to approve DRB-13-2022: Devon Sanborn & Macey Bevins request for sketch plan approval for a 3-lot subdivision located at 125 Woods Hill Road located in the R3/Moderate Density Residential district & the R1/Agricultural Residential district as warned with the following conditions:

- Cul-de-sac is constructed according to State standards in the middle of the three lots with an allowance for emergency vehicle access
- A current mylar is filed with the proposed building envelopes, assigned with accurate lot numbers
- Pertinent State documentation for development is filed before a building permit can be issued

Motion carried.

Ms. Yandow made a motion, seconded by Mr. LaBarge, to approve DRB-14-2022: Bernard Shepard request for flood hazard review to build a 10' x 16' shed located at 318 North River Street in the S2/Shoreland River district as warned, with the conditions that the structure is elevated above the State recognized flood plain and tied down. Mr. Garrett, Mr. LaBarge, Mr. Pratt, and Ms. Yandow voted aye; Mr. Beliveau voted nay. Motion carried.

E. Minutes DRB March 31, 2022 and April 28, 2022

Mr. Beliveau made a motion to approve the draft minutes from the 3/31/22 and 4/28/22 DRB meetings, seconded by Mr. Pratt. Motion carried.

F. Any Other Necessary Business

Ms. Giroux has a mylar for Mr. LaBarge to sign.

G. Public Comment

Ms. Howe asked when the culvert shared by Butternut Ln. and Woods Hill Rd. will be addressed? Ms. Giroux said that she will not be issuing a building permit until wastewater paperwork has been filed and approved through the State.

H. Set Next DRB Meeting Date

Thursday, June 23, 2022 at 6:30 p.m. with a site visit planned for 6:00 p.m. at 17 Mountain View Dr., Swanton, VT

Thursday, July 28, 2022 at 6:00 p.m.

I. Adjournment – Ms. Yandow made a motion to adjourn the meeting at 7:44 p.m., seconded by Mr. Garrett. Motion carried.

Respectfully Submitted,

Joseph Cava
Administrative Assistant

Spencer LaBarge, Chair

Reg Beliveau

Harold Garrett

Jim Pratt

Jennifer Yandow