

**TOWN OF SWANTON
DRAFT MINUTES
DEVELOPMENT REVIEW BOARD (DRB)
TOWN OFFICE BUILDING
One Academy Street
Swanton, VT 05488
July 25, 2024 6pm**

Present: Spencer LaBarge-Chair, Jim Pratt, Jennifer Yandow, Harold Garrett, Amy Giroux-Zoning Administrator, Christina Candels-Administrative Assistant, Gary Lashure, David Howrigan, Peggy Howrigan, Peter Mazurak
Zoom: No Attendance

A. Call to Order

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

B. Agenda Review

Mr. LaBarge reviewed the agenda sworn in all applicants, interested persons and board members. Mr. LaBarge stated the definition of "Interested Persons" is available.

C. Meeting Topics:

DRB-49-2023: David & Peggy Howrigan

DRB-26-2024: Lashure Property Management

1. #DRB-49-2023: David & Peggy Howrigan request for final plat approval for a 6-lot subdivision located at 2087 Sheldon Road in the R1/Agricultural Residential district.

Mr. & Ms. Howrigan and Mr. Mazurak came before the board to present final plans for their subdivision. Mr. Mazurak said they used the new survey and board comments from the last meeting to make this plan, this has gone from 7 proposed lots to 5 lots. This will allow for larger lots and larger building envelopes on the lots. The first lot is constricted for the depth, but the lot is longer than the others. They have increased the lots as much as they can with wetlands, road frontage, pond and right-of-way.

Mr. Garrett asked if the right-of-way would be owned by everyone or the first lot? Mr. Howrigan said the intention is to build it to specs. Mr. Garrett said if the first lot owned the right-of-way, they would have there 50'. Ms. Yandow said if they do that the Town would never take over the road. Mr. Pratt said if they own to the center of the road on the first lots, they would be maintaining a road for everyone to use. Mr. Garrett said that's something to be put in the deed. Mr. Mazurak said they would have it that way in the beginning.

2. #DRB-26-2024: Lashure Property Management request for conditional use approval to operate a skate sharpening business located at 59 Grand Avenue in the R5/Residential district.

Mr. Lashure came before the board. He would like to have a small skate sharpening space inside the garage. It will be 120 square feet inside the garage. The lot has plenty of parking. Mr. LaBarge asked if there were any future plans to

sell equipment or parts? Mr. Lashure said no he would guide people where to purchase things themselves.

Mr. Garrett asked about hours of operation. Mr. Lashure said it will be more on call by appointment. Mr. Garrett said if he extends the hours to 8am-8:30 pm daily, year around it covers him to not be operation outside of his permit.

D. Minutes DRB June 27, 2024

Mr. Pratt made a motion to approve the June 27, 2024, draft minutes as written, seconded by Ms. Yandow. Motion carried.

E. Set next DRB meeting date

August 29, 2024

September 26, 2024

October 24, 2024

F. Any Other Necessary Business

None

G. Public Comment

None

H. Deliberative Session

Ms. Yandow made a motion to enter into deliberative session at 6:25 pm, seconded by Mr. Garrett. Motion carried.

Mr. Pratt made a motion to exit deliberative session at 6:41 pm, seconded by Mr. Garrett. Motion carried.

1) Mr. Labarge made a motion to APPROVE DRB-49-2023: David & Peggy Howrigan request for final plat approval for a 6-lot subdivision located at 2087 Sheldon Road in the R1/Agricultural Residential district approved as warned with amendments listed:

- Homeowners' association to cover the right-of-way and road management and repairs.

This is approved under conditions of waiver 6.2(a)(2)(c) on waivers and authority on page 6-3 in Swanton Land Use & Development Regulations Zoning Bylaws & Subdivision Regulations. The lots make the requirements due to acreage, but there is a shortage of depth. The board approves this waiver. Seconded by Mr. Pratt. Motion carried.

2) Ms. Yandow made a motion to APPROVE DRB-26-2024: Lashure Property Management request for conditional use approval to operate a skate sharpening business located at 59 Grand Avenue in the R5/Residential district be approved as warned with the adjustment of hours

- 8am-8:30pm, seven days a week, year around

Seconded by Mr. Pratt. Motion carried.

I. Adjournment

**Mr. Garrett made a motion to adjourn at 6:44 pm, seconded by Ms. Yadow.
Motion carried.**

Respectfully submitted by
Christina Candels-Administrative Assistant