

**TOWN OF SWANTON
DRAFT MINUTES
DEVELOPMENT REVIEW BOARD (DRB)
TOWN OFFICE BUILDING
One Academy Street
Swanton, VT 05488
In Person & By ZOOM
Thursday, September 26, 2024 @ 6:00 p.m.**

Site Visit at Rustic Walk/Donaldson Rd. 5:05 pm- 5:25 pm.

Present: Spencer LaBarge, Jennifer Yandow, Reg Beliveau Jr, Jim Pratt, Christina Candels, William Hancy, Julie Hancy, Steve Selby, Al Kinzinger, Chris Hatin, Alan Klinefelter, Gunner Brennan

Mr. Hatin showed the DRB members present and community members where he intended the driveway to access the proposed lots. The group walked the top part of the land to see the current lots and proposed lots. Mr. Hatin shared the concern for the land above the ledge the neighbors have and said he will not be doing work there. Mr. Hatin said he has no intention of building on that side of the property. Mr. Hatin also said he would give the neighbors first option to buy that land should he choose to sell above the ledges bordering to Rustic Walk.

Mr. Kinzinger asked about the septic and wells for the lots? Mr. Hatin pointed them out. Mr. LaBarge clarified that the board has no authority over septic and wells that is all approved by the State of Vermont.

Mr. Hancy asked about the site vision needed for the speed of the road. Mr. LaBarge said they discussed that at the last meeting, and they are within the distance required.

Mr. LaBarge pointed out a concern for the trees and bushes restricting the view from the driveway.

The group was satisfied with the visit and returned to the Town Office.

Development Review Meeting

Present: Spencer LaBarge-Chair, Jim Pratt, Jennifer Yandow, Harold Garrett, Reg Beliveau Jr.-Members, Christina Candels-Administrative Assistant, Joel Clark, Brian Savage, William Hancy, Julie Hancy, Steve Selby, Julie Regimbal, Chris Hatin, Mike Johnston, Kyle Swartz, Gunner Brennan, Matt Hill, Eugene Leblanc, Brian Rowell, Megan Rowell.

Absent: Amy Giroux-Zoning Administrator

Zoom: No Attendance

A. Call to Order

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

B. Agenda Review

Mr. LaBarge reviewed the agenda, read the definition of interested persons, swore in all applicants, board members and members of the public.

C. Meeting Topics:

DRB-29-2024: Chris Hatin

DRB-30-2024: Eugene Leblanc

DRB-31-2024: Matthew Hill

DRB-32-2024: Town of Swanton

DRB-33-2024: Town of Swanton

DRB-34-2024: Brian Rowell

- #DRB-29-2024: Chris Hatin** continued request for sketch plan approval for a 3-lot subdivision located at 93 Donaldson Road in the R1/Agricultural Residential district. Mr. Hatin and Mr. Mike Johnson came before the board. Mr. LaBarge said after the site visit, he has a better understanding of the project.

Mr. Pratt said they mylar needs to be cleaned up in regard to the septic for Lot #3. Mr. Pratt said they also have the septic listed twice for Lot #4. The engineer will fix these on the mylar before the mylar can be approved.

2. **#DRB-30-2024: Eugene Leblanc** request for boundary line adjustment located at 482 & 490 Lakewood Drive in the SR/Shoreland Recreation district.

Mr. Leblanc came before the board share his request to adjust two lots to one. Mr. Leblanc recently bought the adjacent property; he would like to eliminate the line so he can tear down the building on 482 Lakewood Dr and build a garage in the future. Mr. Pratt said the mylar should show that the house is being removed, and the low water mark on the mylar.

Mr. Beliveau thought the minimum lot size in the district minimum is 1 acre. Ms. Yandow said he is combining two existing small lots that are already non-compliant. Mr. Garrett asked what the distance is from the house to the existing lot line? Mr. LaBarge said that is not what is before them. Mr. Garrett said this lot is already non-conforming and by doing the adjustment they're making it even more non-conforming. Ms. Yandow asked how? They are not moving the outside boundary lines, just combining two. Mr. Leblanc said the existing house is only 4 years old. 490 Lakewood Dr. Mr. Leblanc will have his engineer add the items requested to the mylar. Mr. Swartz he and his wife purchased 479 Lakewood Dr recently and wanted to know where his lake access is in regard to the boundary line adjustment. Mr. LaBarge said his lake access would not change. Mr. Swartz was shown the map.

3. **#DRB-31-2024: Matthew Hill** request for variance approval to build a shed located at 1940 Sheldon Road in the R1/Agricultural Residential district.

Mr. Hill came before the board to request a variance to place a shed beside an existing shed along the driveway. The existing shed 12'x16' was built in 2016. The new shed will be 12'x20'. Mr. Hill said if he pushed the shed back, it would be on part of his mound system. Mr. LaBarge reviewed the questions that go with a variance.

Mr. Beliveau said he has an existing shed he will be lining this new shed up with and they will both be 31' from the center of the driveway. That existing shed was permitted in 2016 and did not go before the board.

Ms. Yandow asked if the setback is the same for a driveway vs roadway?

Mr. Hill said his property line is the other side of the driveway, adding another 8'-10'.

4. **#DRB-32-2024: Town of Swanton** request for boundary line adjustment located at 261 & 265 First Street in the CLI/Commercial Light Industrial district.
#DRB-33-2024: Town of Swanton request for boundary line adjustment located at 221 & 213 First Street in the CLI/Commercial Light Industrial district.
#DRB-34-2024: Brian Rowell request for boundary line adjustment located at 213 & 265 First Street in the CLI/Commercial Light Industrial district.

Mr. LaBarge stated they can present all three petitions together.

Mr. Rowell, Mr. Savage, Mr. Clark and Ms. Regimbal came before the board to explain what the mylar/plans are.

Mr. Clark said the school is represented because they are gaining land in this agreement. Mr. Clark said the Town of Swanton acquired the land as part of a tax sale, this land is land locked and is adjacent to Mr. Rowell's property and Missisquoi Valley Union High School. Mr. Clark said the Town is interested in this adjustment because it allows the school to own the road and gets the batting cage on school property. The remainder of the property would then be conveyed to Mr. Rowell. In exchange Mr. Rowell will trade the land with the Town for the town garage. Land the Town garage already uses.

Mr. Rowell will give the land adjacent to the to the school district.

Mr. Clark said they have all met and agreed to this. Mr. Rowell said this will give him a permanent access to his land also. Ms. Regimbal said the board (school board) made a motion to that. Mr. LaBarge said you want to ensure deeds reflect that.

Mr. Beliveau said this is the property with the transition power lines? The google earth shows a cleared area. None of the power lines would affect this.

- D. Minutes of August 29, 2024
Ms. Yandow made a motion to approve the August 29, 2024, draft minutes as written, seconded by Mr. Pratt. Motion carried.
- E. Any Other Necessary Business
None.
- F. Public Comment
None.
- G. Set Next DRB Meeting
October 24, 2024.
- H. Deliberative Session
Mr. Garrett made a motion to enter deliberative session at 6:40 pm, seconded by Ms. Yandow. Motion carried.
- Ms. Yandow made a motion to exit deliberative session at 7:00 pm, seconded by Mr. Pratt. Motion carried.**
- 1) **Mr. LaBarge made a motion for DRB-29-2024: Chris Hatin continued request for sketch plan approval for a 3-lot subdivision located at 93 Donaldson Road in the R1/Agricultural Residential district.
Mr. Hatin and Mr. Mike Johnson came before the board. Mr. LaBarge said after the site visit, he has a better understanding of the project be APPROVED under the condition Mr. Hatin remove brush along the road to clean up the sign view for access to the duplex, seconded by Mr. Beliveau. Motion carried.**
 - 2) **Mr. Garrett made a motion for DRB-30-2024: Eugene Leblanc request for boundary line adjustment located at 482 & 490 Lakewood Drive in the SR/Shoreland Recreation district be APPROVED with the following conditions:**
 - Lakefront low water property line be depicted on the mylar.
 - House and shed to be removed shown on the mylar.
 - Driveway to be removed shown on the mylar.**Seconded by Ms. Yandow. Motion carried.**
 - 3) **Mr. Beliveau made a motion for DRB-31-2024: Matthew Hill request for variance approval to build a shed located at 1940 Sheldon Road in the R1/Agricultural Residential district be APPROVED as warned, seconded by Mr. Pratt. Motion carried.**
 - 4) **Mr. Pratt made a motion for:**
DRB-32-2024: Town of Swanton request for boundary line adjustment located at 261 & 265 First Street in the CLI/Commercial Light Industrial district.
DRB-33-2024: Town of Swanton request for boundary line adjustment located at 221 & 213 First Street in the CLI/Commercial Light Industrial district.
DRB-34-2024: Brian Rowell request for boundary line adjustment located at 213 & 265 First Street in the CLI/Commercial Light Industrial district be APPROVED as warned, seconded by Ms. Yandow. Motion carried.
- I. Adjournment
Ms. Yandow made a motion to adjourn the meeting at 7:05 pm, seconded by Mr. Pratt. Motion carried.

Respectfully submitted by
Christina Candels-Administrative Assistant