

**TOWN OF SWANTON
DRAFT MINUTES
DEVELOPMENT REVIEW BOARD (DRB)
TOWN OFFICE BUILDING
One Academy Street
Swanton, VT 05488
In Person & By ZOOM**

Present: Spencer LaBarge-Chair, Jennifer Yandow, Reg Beliveau Jr, Harold Garrett, Jim Pratt-Members, Chrstina Candels-Assistant Town Administrator, Ray Fournier, Cristian Jablonski, Joshua Nase, Rick Cummings, Dustin Machia, Danielle Machia, H.D. Campbell, Earl Fournier
Zoom: Robert & Denise Cartelli

A. Call to Order

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

B. Agenda Review

Ms. Candels requested to add under Any Other Necessary Business signing of a mylar and a motion for Deliberative Session.

Mr. LaBarge reviewed the applications on the agenda.

Ms. Yandow and Mr. LaBarge are related to Ms. Cartelli (DRB-07-2025), everyone agreed there is no conflict of interest.

Mr. LaBarge read the definitions on interested persons, swore in board members, applicants (in person & zoom) and members of the public present.

C. Meeting Topics:

- 1) DRB-03-2025 Raymond Fournier
- 2) DRB-04-2025 R.J. Fournier & Sons Inc
- 3) DRB-05-2025 Ron Machia
- 4) DRB-06-2025 Allen & Arthur Boulerice
- 5) DRB-07-2025 Robert & Denise Cartelli
- 6) DRB-08-2025 Richard Cummings
- 7) DRB-09-2025 Richard Cummings

1. #DRB-03-2025: Raymond Fournier request for final plat approval for a 2-lot subdivision with a lot line adjustment, located at 84 Campbell Bay Rd. in the SR/Shoreland district.

Mr. Raymond Fournier came before the board for final plat approval. The board members had no questions or issues with the proposed mylar.

2. #DRB-04-2025: R.J. Fournier & Sons Inc. request for preliminary plat approval for a 2-lot subdivision, located at 38 Campbell Bay Rd. in the SR/Shoreland district.

Mr. Earl Fournier came before the board to explain they plan to subdivide this lot to donate to the wildlife refuge in memory of their son William. This will be dedicated for youth water fowel hunting. This parcel will have no public access by vehicle, it will need to be accessed from the water. The refuge personnel will have a right-of-way to walk in to the lot.

The entire board agreed this is a beautiful tribute. They will add a memorial bench.

- 3. DRB-05-2025: Ron Machia** request for sketch plan approval for a 5-lot subdivision, located at 127 Lakewood Dr. in the SR/Shoreland district. Mr. Jablonski came before the board to review the sketch plan. Mr. Jablonski said they proposing to be separating four building lots from the farmland. They plan to submit the wastewater plans to the State after this meeting. Mr. Jablonski shared all the proposed lot sizes, septic & drive plans. Mr. Jablonski said the farm equipment will not access the fields through these driveways. Mr. Garrett asked what the strip of land on the lakeside is? Mr. Jablonski said that is an access they found goes with the property during the survey/deed. The Machia's have not decided if they will convey this strip with the lots. The lot is 20' wide.
- 4. #DRB-06-2025: Allen & Arthur Boulerice** request for a boundary line adjustment, located at 297 County Rd. in the R1/Agriculture district. Mr. Jablonski came before the board to review the boundary line adjustment request. This lot line was discovered during a survey for the land trust. This boundary line request will straighten up Allen Boulerice's lot and increase the lot size from 1.84 acres to 2.21 acres.
- 5. #DRB-07-2025: Robert & Denise Cartelli** request for Flood Review, located at 474 Lakewood Dr. in the SR/Shoreland district. Mr. Nase from Ceder Ledge Builders came before the board to represent the Cartelli's. The Cartelli's would like to remove the existing house and build a new one. This will not extend past the existing structure. Mr. Pratt shared the Town has a 20% impervious surface/Lot coverage rule. Mr. Nase said they will be at 21.5% with this proposed building. They have removed a structure by the water that was 432 sqft for safety reasons. Mr. Nase said the .28 acres is measured differently that how the State measures. Mr. Pratt said in order to change this Cartelli's need a survey. Mr. Nase said they have approved wastewater & shoreland permits from the State. Mr. LaBarge asked if removing the previous structure brought down the lot coverage? Mr. Pratt said that will not count as it was an auxiliary building/shed. If they have a survey showing the lot size and not exceeding the 20% lot coverage bylaws allow they will not need to come back to the DRB, then it will be a permissible structure by the Zoning Administrator. Ms. Cartelli said they understand the recommendation of a survey, they believe they had one done a few years ago. Mr. Cartelli said they had a survey done four years ago before they started this project. The survey needs to be recorded with the Town land records. Mr. Nase said the State has a 102' base flood elevation, the proposed lowest habitable floor will be at 104' flood level or higher. The State approved.
- 6. #DRB-08-2025: Richard Cummings** request for a boundary line adjustment, located at 10 Bushey Rd. in the SG/Southern Growth district. Mr. Cummings came before the board to request a boundary line adjustment of this existing lot. This lot was established in the 50's.

7. **#DRB-09-2025: Richard Cummings** request for sketch plan approval for a 7-lot major subdivision located at 61 Lydias Ridge.
- Mr. Cummings came before the board to request sketch plan approval for a 7-lot subdivision. Mr. Cummings already has 3-lots for this development and this is an extension. Mr. Cummings said the water line will start in April for these lots, 1500 ft of 8" water line.
- Mr. Cummings said they are allowed to have smaller lots and setbacks because it is in the SR/Southern Growth District.
- Ms. Yandow asked where the proposed walking path is going? Mr. Cummings said the waling path goes from Jerrymill Ln, Lydias Ridge, State Dr (previously Sholan Rd) to the rail trail.
- Mr. Beliveau asked about lot coverage on smaller lots? Mr. Cummings said these are smaller houses and they will be back farther from the property lines than required.
- Mr. Beliveau asked if there would be fire hydrants? Yes 3 they will show on the maps. No sidewalks.
- Mr. Garrett asked where they would access Bushey Rd or State Dr.? State Dr.
- Mr. Pratt asked where the wastewater systems will be? Mr. Cummings said they are on the maps, shared systems with easements.
- Mr. Cummings said the Mormon church would like to connect to his water line, this is within his allocation.

D. Any Other Necessary Business

- a) Motion for Deliberative Session to be Executive Session

Mr. Beliveau made a motion for the Deliberative Session to be held as Executive Session, seconded by Ms. Yandow.

- b) Sign Mylar

E. Executive Session

Mr. Beliveau made a motion to enter Executive Session at 6:47 pm, seconded by Ms. Yandow. Motion carried.

Ms. Yandow made a motion to exit Executive Session at 6:52 pm. Motion carried.

F. Minutes from DRB Meeting February 27, 2025.

Mr. Pratt made a motion to approve February 27, 2025, draft minutes as written, seconded by Ms. Yandow. Motion carried.

G. Executive Session Actions Taken:

1) **Mr. Beliveau made a motion for DRB-03-2025: Raymond Fournier request for final plat approval for a 2-lot subdivision with a lot line adjustment, located at 84 Campbell Bay Rd. in the SR/Shoreland district be APPROVED AS WARNED, seconded by Mr. Garrett. Motion carried.**

2) **Mr. Beliveau made a motion for DRB-04-2025: R.J. Fournier & Sons Inc. request for preliminary plat approval for a 2-lot subdivision, located at 38**

Campbell Bay Rd. in the SR/Shoreland district, be APPROVED AS WARNED, seconded by Mr. Pratt. Motion carried.

- 3) Mr. Pratt made a motion for DRB-05-2025: Ron Machia request for sketch plan approval for a 5-lot subdivision, located at 127 Lakewood Dr. in the SR/Shoreland district be APPROVED AS WARNED, seconded by Ms. Yandow. Motion carried.**
- 4) Ms. Yandow made a motion for DRB-06-2025: Allen & Arthur Boulerice request for a boundary line adjustment, located at 297 County Rd. in the R1/Agriculture district be APPROVED AS WARNED, seconded by Mr. Pratt. Motion carried.**
- 5) Mr. LaBarge made a motion for DRB-07-2025: Robert & Denise Cartelli request for Flood Review, located at 474 Lakewood Dr. in the SR/Shoreland district be APPROVED AS WARNED, seconded by Mr. Pratt. Motion carried.**
- 6) Mr. Garrett made a motion for DRB-08-2025: Richard Cummings request for a boundary line adjustment, located at 10 Bushey Rd. in the SG/Southern Growth district be APPROVED AS WARNED, seconded by Mr. Beliveau. Motion carried.**
- 7) Mr. Garrett made a motion for DRB-09-2025: Richard Cummings request for sketch plan approval for a 7-lot major subdivision located at 61 Lydias Ridge be APPROVED AS WARNED, seconded by Ms. Yandow. Motion carried.**

H. Public Comment
None

I. Set Next DRB Meeting
April 24 ,2025 6 pm.

J. Adjournment
Ms. Yandow made a motion to adjourn the meeting at 6:57 pm, seconded by Mr. Pratt. Motion carried.

Respectfully submitted by
Christina Candels-Assistant Town Administrator