

**TOWN OF SWANTON  
ZONING OFFICE**

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**PUBLIC HEARING  
SWANTON DEVELOPMENT REVIEW BOARD**

*Thursday, January 28, 2016*

The Swanton Development Review Board held a Public Hearing on Thursday, January 28, 2016 at the Swanton Town Offices, 1 Academy Street, at 7:00 P.M.

***DRB members present:***

Joel Clark

Lucie Hill

Spencer LaBarge

Gabriel Liegey

Amy Giroux

***Also present:***

Darlene Marrier, Zoning Administrator

Yaasha Wheeler, Clerk

***#DRB-01-2016 – Jim Hubbard***

Jim Hubbard

***#CU513 – Kelly Gosselin***

Kelly Gosselin

Mr. Clark opened the meeting at 7:00 p.m. He asked the board members to make known any possible conflicts of interest or ex parte communications; there were none. He swore in the participants.

- 1. #DRB-01-2016 James & Jennifer Hubbard request for Conditional Use Approval for a proposed two family dwelling at 45 Donaldson Road in R1/Agricultural Residential District, parcel ID#DR0045-0013.**

Mr. Hubbard came forward and explained that he had bought a parcel of land and built a retirement home. They decided to add a unit for his parents, and decided that a two-family dwelling was the best option. Three bedrooms were proposed and they were awaiting the approval from the state for the septic/wastewater. The two units would be connected through the garage. One driveway came up to the garage, and there was plenty of parking (up to 20 vehicles). The DRB agreed that this project was straight forward.

Mr. Hubbard reminded the DRB that that the Planning Commission, of which he was the Chair, was looking to meet with other Swanton boards in February.

**2. #CU513 Kelly Gosselin request for continuation of Conditional Use hearing for proposed Adaptive Reuse of a Historic Structure located at 529 St. Albans Road in the R3 Moderate Density Residential District, parcel ID#SR0529-0017.**

Mrs. Gosselin noted that she had not gotten the letter dated December 20, 2015, informing her that the board was inviting her back in before them to present her request.

Mrs. Gosselin spoke with the Development Review Board regarding the conditions requested from the board, as follows:

Hours of operation: 8 a.m. to 7 p.m. year round

Restroom facilities: Operable port-a-let during the hours of operation, to be regularly maintained

Signage: The same dimensions as existing, just with changed wording (one on the lawn and one mounted on the barn)

Exits/entrances/building access: The state requirements had been met. Both ends of the barn would allow entry and exit.

Outdoor display areas: Mrs. Gosselin envisioned daytime display of goods on the lawn near the barn, facing Route 7, to draw attention to the wares and to be taken inside during the night. Mr. Clark had "no issue" with a 20' x 30' area.

Mr. Liegey's main concern was parking along Route 7. Mrs. Gosselin said she could not police the issue, though she understood the risks. That said, she did not believe that people, in general, would like to park in front in a riskier area when they know that they can park in the back safely. Mrs. Hill felt that prospective customers would be more inclined to park on the driveway off of Sugar Maple Drive, since it got them closer to the barn anyway. Mr. Clark suggested putting a sign on the lawn to alert people to the fact that parking was available in the back, and Mrs. Gosselin agreed that she was comfortable doing that.

Mrs. Marrier asked about outside lighting. Mrs. Gosselin said she had lighting right now—motion-sensitive lights. No new lighting was proposed.

**3. Public Comment** – No public comment.

**4. Any Other Necessary Business**

**MOTION:** Mr. LaBarge made a motion, seconded by Mr. Liegey, to APPROVE as presented #DRB-01-2016 James & Jennifer Hubbard request for Conditional Use Approval for a proposed two family dwelling at 45 Donaldson Road in R1/Agricultural Residential District, parcel ID#DR0045-0013. Motion carried.

**MOTION:** Mrs. Hill made a motion, seconded by Mr. LaBarge, to APPROVE #CU513 Kelly Gosselin request for Conditional Use hearing for proposed Adaptive Reuse of a Historic Structure located at 529 St. Albans Road in the R3 Moderate Density Residential District, parcel ID#SR0529-0017.

Approval was made with the following conditions:

- Hours of operation: 8 a.m. to 7 p.m. year-round.
- Maintain a port-a-let during hours of operation.
- No changes but verbiage to the existing signs, with the exception of an additional sign designating parking in the rear.
- All state requirements for building access shall be met and approved.
- There will be a 20' x 30' space to display the wares of her tenants during daylight hours.

Discussion: Mrs. Gosselin asked whether there was an expiration to the approval if no work was done. Mrs. Hill explained that the approval for Conditional Use expired after a year if it was not made use of. Discussed ended. Motion carried.

Mr. Liegey made a motion, seconded by Mrs. Giroux and Mrs. Hill, to approve the December 17, 2015 minutes. Motion carried.

Mrs. Marrier noted that there would be three items for the February hearing, which would be held on February 25<sup>th</sup>.

Mr. Liegey made a motion, seconded by Mrs. Hill, to adjourn at 7:33 p.m. Motion carried.

Filed by:

Yaasha Wheeler, Clerk

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Joel Clark

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Lucie Hill

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Spencer LaBarge

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Gabriel M. Liegey

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Amy Giroux