

**TOWN OF SWANTON
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**PUBLIC HEARING
SWANTON DEVELOPMENT REVIEW BOARD**

Thursday, December 8, 2016

The Swanton Development Review Board held a Public Hearing on Thursday, December 8, 2016, at the Swanton Town Offices, 1 Academy Street, at 7:00 P.M.

Board Members present:

Joel Clark
Lucie Hill
Spencer LaBarge
Amy Giroux

Also present:

Yaasha Wheeler, Secretary

DRB-30-2016 - Bean

John & Sarah Bean

DRB-33-2016 – H2O Innovations/Two Bulls LLC

Kyle Lothian

DRB-34-2016 - Baker

Jack & Mary Lou Baker

A. Call to Order

Mr. Clark called the meeting to order at 7:02 p.m.

B. Agenda Review

There were no additions or changes to the agenda. Mr. Clark explained the process of the hearing, introduced the board members, and asked them to make known any ex parte communications or conflicts of interest. He explained the importance of interested person status and drew attention to the definition of interested persons. He swore in the participants.

C. Meeting Topics:

- 1. DRB-30-2016 John & Sarah Bean continuance for a requested variance from the front yard setback requirement located at 6 Taylor Drive in the R5/Residential District, parcel ID#TD0006-0025.**

The Beans came forward. Darlene Marrier, the Zoning Administrator, had measured the road more extensively and provided a sketch. Because of the small park in the middle of the road in front of the Beans' home, the DRB had required more information about the dimensions to determine where to measure the setbacks from. According to the new information, twenty-five feet from the center of the road was 15 feet from where the proposed porch would begin. The porch was basically a canopy over the doorway. The board looked at a picture of the neighboring houses. Mrs. Giroux felt the proposal would enhance the neighborhood.

- 2. DRB-33-2016 H2O Innovations/Two Bulls LLC/Kyle Lothian request for Site Plan Approval of a Conditional Use to install a storage container on property located at 127 Grand Avenue in the NCL/Neighborhood Commercial Light District, parcel ID#GA0127-0029.**

Mr. Lothian came forward. He said the container (40' x 8' x 8') was not new, but was in "fairly decent" condition. He would paint it the same color as the outside of the existing building. He would position the container behind the six-foot picket fence and would clean the ditch. He had already spoken with the town highway crew about the cleaning.

- 3. DRB-34-2016 Jack & Mary Lou Baker request for Site Plan Approval of a Conditional Use to install a storage container on property located at 21 Lord Road in the R1/Agricultural/Residential District, parcel ID#LO0021-0012.**

Mr. and Mrs. Baker came forward. They proposed to place the container (8' x 20') by the south side of the garage, for the purpose storing lawn furniture, ornaments, etc. The distance from the edge of the garage to the edge of the property was sixty feet. The container would not be visible from the road. The neighboring property was just field, and the Bakers planned to buy an additional 60 feet of that field, creating a greater setback from the future setback. If the container were approved at the requested

location, it would be located 18 feet from the existing property line and 78 feet from the future property line.

4. Deliberative Session

Mr. Hill made a motion, seconded by Mrs. Giroux, to enter deliberative session by 7:26 p.m.

Mr. Labarge made a motion, seconded by Mrs. Hill, to come out of deliberative session at 7:30 p.m.

Mr. LaBarge made a motion, seconded by Mrs. Hill, to APPROVE, as presented and discussed, DRB-30-2016 John & Sarah Bean continuance for a requested variance from the front yard setback requirement located at 6 Taylor Drive in the R5/Residential District, parcel ID#TD0006-0025. Motion carried.

Mrs. Hill made a motion, seconded by Mr. Labarge, to approve as presented DRB-33-2016 H2O Innovations/Two Bulls LLC/Kyle Lothian request for Site Plan Approval of a Conditional Use to install a storage container on property located at 127 Grand Avenue in the NCL/Neighborhood Commercial Light District, parcel ID#GA0127-0029. Motion carried.

Mr. Clark made a motion, seconded by Mrs. Giroux, to approve with conditions DRB-34-2016 Jack & Mary Lou Baker request for Site Plan Approval of a Conditional Use to install a storage container on property located at 21 Lord Road in the R1/Agricultural/Residential District, parcel ID#LO0021-0012. Approval was subject to the following conditions:

- The location of the container would be 15 feet east of the front of the garage.
- The container would also be 18 feet from the southern boundary.
- The DRB required that the Bakers shall adjust their southern boundary out 60 feet within the next year as stated in the meeting tonight.

Motion carried.

1. Set Next DRB Meeting Date

The DRB set Thursday, December 19, 2016 at 7 p.m.

2. Minutes

a) DRB Minutes of October 27, 2016

Mrs. Hill made a motion, seconded by Mr. Labarge, to approve the DRB minutes of October 27, 2016, with the amendment that the attendance shall be corrected.

3. Any Other Necessary Business – None.

D. Adjournment

Mr. Labarge made a motion, seconded by Mrs. Giroux, to adjourn at 7:35 p.m. Motion carried.

Respectfully Submitted,

Yaasha Wheeler, DRB Clerk

Joel Clark

Lucie Hill

Amy Giroux

Spencer LaBarge

Gabriel M. Liegey, Jr.