**TOWN OF SWANTON**

**DRAFT MINUTES**

**SWANTON DEVELOPMENT REVIEW BOARD**

***Thursday, February 23, 2017***

The Swanton Development Review Board conducted Public Hearings on Thursday, February 23, 2017 at the Swanton Town Offices, 1 Academy Street, starting at 7:00 P.M.

**Board Members present:**

Lucie Hill

Spencer LaBarge

Gabriel Liegey

**Also present:**

David Jescavage, Town Administrator

Amy Giroux, Interim Zoning Administrator

Elisabeth Nance, Secretary

***DRB-01-2017 – Dubie***

Mark Dubie

***DRB-02-2017 – Guilmette***

James Guilmette

***DRB-03-2017 – Barkyoumb***

Kimberley Barkyoumb

1. **Call to Order**

Ms. Hill called the meeting to order at 7:00 p.m.

1. **Agenda Review**

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

1. **Meeting Topics:**
2. **DRB-01-2017: Mark Dubie request for approval of a Conditional Use Permit for the construction of a private outdoor recreation facility (seasonal camp) to serve outdoor recreational activities such as hunting, hiking, and snowmobiling, etc. The parcel is identified as SL1912 in the southwest corner of Swanton Town. It is located in the R1 Agricultural/Residential zoning district.**

Mr. Dubie came forward. There was discussion as to the nature of the facility, its location, and current access points. Mr. Dubie clarified that the size of the camp would be approximately 30’ x 30’ and is meant for the private use of family and guests, which led to some discussion as to the need for a Conditional Use Permit until it was pointed out the “seasonal camp” was not specified in the zoning regulations.

1. **DRB-02-2017: James and Shanon Guilmette request for approval of a Conditional Use Permit for the construction of a 25’ x 30’ Mother-in-Law Apartment addition to their single-family dwelling located at 2154 Sheldon Road in the R1 Agricultural/Residential zoning district.**

Mr. Guilmette came forward. Mr. Guilmette explained that the addition would be at one end of the existing structure and would use the existing driveway for access. The structure does not impede access for any neighbors and is within proper boundaries.

1. **DRB-03-2017 Variance: Kimberley Barykoumb request for approval of variance to increase the dimensional non-conformity of an existing non-conforming structure by constructing a 43’ 5 1/2” x 22’ 10” second story addition for master bedroom at 382 Maquam Shore Road in SR Shoreland/Recreation zoning district.**

Ms. Barkyoumb came forward. Ms. Barkyoumb described the addition as the construction of a second story above the garage, which would not add to the footprint of the structure, and would not impede the lake view of any neighbors from the rear or either side.

1. **Deliberative Session**

Mr. LaBarge made a motion, seconded by Mr. Liegey, to enter deliberative session at 7:38 p.m.

Mr. Labarge made a motion, seconded by Mr. Liegey, to come out of deliberative session at 8:04 p.m.

 **5. Action Taken**

Mr. Liegey made a motion, seconded by Mr. LaBarge, to APPROVE, as presented and discussed, DRB-01-2017 Mark Dubie request for approval of a Conditional Use Permit for the construction of a private outdoor recreation facility (seasonal camp) in parcel identified as SL1912 in the southwest corner of Swanton Town,located in the R1 Agricultural/Residential zoning district. Motion carried.

Ms. Hill made a motion, seconded by Mr. Labarge, to APPROVE, as presented and discussed, DRB-02-2017 James and Shanon Guilmette request for approval of a Conditional Use Permit for the construction of a 25’ x 30’ Mother-in-Law Apartment addition to their single-family dwelling located at 2154 Sheldon Road, located in the R1 Agricultural/Residential zoning district. Motion carried.

Mr. LaBarge made a motion, seconded by Mr. Liegey, to APPROVE, as presented and discussed, DRB-03-2017 Variance: Kimberley Barykoumb request for approval of variance to increase the dimensional non-conformity of an existing non-conforming structure by constructing a 43’ 5 1/2” x 22’ 10” second story addition for master bedroom at 382 Maquam Shore Road in SR Shoreland/Recreation zoning district. Motion carried.

 **6. Any Other Necessary Business –** None

 **7. Public Comment –** None

**8. Minutes –** Development Review Board Meeting of December 8, 2016 (having been no January 2017 meeting)

Mr. LaBarge made a motion, seconded by Mr. Liegey, to approve the DRB minutes of December 8, 2016.

1. **Set Next Development Review Board Meeting Date**

The Development Review Board set Thursday, March 23, 2017 at 7 p.m. as the next meeting.

1. **Adjournment**

Mr. Liegey made a motion, seconded by Mr. LaBarge, to adjourn at 8:25 p.m. Motion carried.

Respectfully Submitted,

Elisabeth Nance, Development Review Board Secretary

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Joel Clark, Chair Lucie Hill, Vice Chair

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Spencer LaBarge Gabriel M. Liegey, Jr.