

**TOWN OF SWANTON**  
**DRAFT MINUTES**  
**SWANTON DEVELOPMENT REVIEW BOARD**  
***Thursday, March 23, 2017***

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

**Board Members present:**

Joel Clark, Chair  
Lucie Hill, Vice Chair  
Gabriel Liegey

**Also present:**

David Jescavage, Town Administrator	Pauline Brodeur
Amy Giroux, Interim Zoning Administrator	HD Campbell
Elisabeth Nance, Secretary	Donald Bourgeois
James Desmond	Lisa Bourgeois
Catherine Desmond	Edward Pilon
Marilyn Pelletier	Debra Pilon

***DRB-04-2017 – Desmond***

James & Catherine Desmond  
Marilyn Pelletier

***DRB-05-2017 – Brodeur***

Pauline Brodeur

***DRB-06-2017 – HD Campbell***

HD Campbell  
Donald & Lisa Bourgeois  
Edward & Debra Pilon

- A. Call to Order** – Chair Clark called the meeting to order at 7:00 p.m.
- B. Agenda Review** – There were no additions or changes to the agenda. Chair 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-04-2017: James & Catherine Desmond Request for approval of a Conditional Use Permit for a 14' x 10' seasonal ice cream/snack bar & beverage stand operating from May through October; Monday through Sunday from 9:00 am to 7:00 pm. The parcel is identified as SL1904 and is located in the R1 Agricultural/Residential zoning district.**

This is a request for a free-standing mobile concession at the Breezy Acres Garden Center. Some question was raised about the distance to the northern property line that needs to be at least 50 feet but the property owner was not sure but does believe it is more than 50 feet.

2. **#DRB-05-2017: Pauline Brodeur request for approval of a Conditional Use Permit for the construction of a 30' X 42' Mother-in-Law Apartment addition to her single-family dwelling with attached 26' 6 ½" x 18' garage and 22' x 8' porch at 123 Comstock Road located in the R1 Agricultural/Residential zoning district.**

This is a one-story addition to the existing dwelling totaling just over 1100 square feet; the current structure is just over 2300 square feet. There was discussion as to whether the addition should be considered a Mother-in-Law (Accessory Dwelling) or a 2-family dwelling. It was determined that the size requires that the building be considered a 2-family dwelling.

3. **#DRB-06-2017: H. D. Campbell request for variance from front and side yard setbacks to place a longer mobile home than was previous at 132 Lake Street in R3/Moderate Density Residential zoning district.**

Previous dwelling measured 14' x 64' and the new dwelling would be 15' x 76' with a new mound septic system. Discussion centered on the distance between the new septic system and the neighboring well, and whether the septic system would be uphill from the well. Requester stated that the septic has been state approved and that the permit is on file in the Town office. The neighbor has reached out to the state to contest its approval of the septic system based on her research indicating that the distance between the proposed new septic system and their well needs to be at least 150 feet.

## D. Deliberative Session

1. Mr. Liegey made a motion, seconded by Ms. Hill, to enter deliberative session at 7:55 p.m. Motion carried.
2. Mr. Liegey made a motion, seconded by Ms. Hill, to come out of deliberative session at 8:10 p.m. Motion carried.

### 3. Action Taken

Mr. Liegey made a motion, seconded by Ms. Hill, to approve James and Catherine Desmond request for approval of a Conditional Use Permit for a 14' x 10' seasonal ice cream/snack & beverage stand operating from May through October, Monday through Sunday from 9:00 am to 7:00 pm with the condition that the stand be at least 50 feet from the northern boundary. The parcel is identified as SL1904 located in the R1 Agricultural/Residential zoning district. Motion Carried.

Ms. Hill made a motion, seconded by Mr. Liegey, to approve Pauline Brodeur request for a Conditional Use Permit for the construction of a 30' X 42' 2-family dwelling addition to her single-family dwelling with attached 26'-6 1/2" x 18' garage and 22' x 8' porch located at 123 Comstock Road in the R1 Agricultural/Residential zoning district. Approval is contingent upon receipt of letter from engineer confirming that the existing septic system is adequate to handle the additional square footage. Motion carried.

Chair Clark made a motion, seconded by Mr. Liegey, to approve H.D. Campbell request for variance from front and side setbacks to place a longer mobile home than was previously located at 132 Lake Street in the R3/Moderate Density Residential zoning district contingent upon proof of state approval of the new septic system. Motion carried.

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

**F. Public Comment** – None

**G. Minutes** – Ms. Hill made a motion, seconded by Mr. Liegey, to approve the Development Review Board minutes of February 23, 2017. Motion carried.

**H. Set Next Development Review Board Meeting Date** – The Development Review Board set Thursday, April 27, 2017 at 7 p.m. as the next meeting.

### I. Adjournment

Ms. Hill made a motion, seconded by Mr. Liegey, to adjourn at 8:17 p.m. Motion carried.

Respectfully Submitted,

Elisabeth Nance, Development Review Board Secretary

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Joel Clark, Chair

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Lucie Hill, Vice Chair

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Spencer LaBarge

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Gabriel M. Liegey, Jr.