

**TOWN OF SWANTON  
DRAFT MINUTES  
TOWN OFFICE BUILDING  
One Academy Street  
Swanton, VT 05488**

**DEVELOPMENT REVIEW BOARD (DRB)  
Thursday, May 25, 2017 @ 7:00 p.m.**

Present: Joel Clark, Chair; Lucie Hill, Vice Chair; Gabe Liegey, Spencer LaBarge, Members; Amy Giroux, Zoning Administrator; Elisabeth Nance, Administrative Assistant; Tom Benton, St. Albans Messenger; Karen Drennen

**DRB-10-2017**  
Joseph Gregoire  
Laura Gregoire  
Courtney Veeder  
Tom Buckley  
Stacey Caller

**DRB-15-2017**  
Todd Reiter

**DRB-16-2017**  
Brien Martin

**DRB-13-2017**  
Steven Leach

**DRB-17-2017**  
Alan Sears

**DRB-14-2017**  
Shawn Cheney

**DRB-18-2017**  
Aubrey Boudreau  
Dawn Boudreau  
Kevin Lawyer

A. Call to Order – Chair Clark called the meeting to order at 7:01 p.m.

B. Agenda Review – No additions

C. Meeting Topics:

1. **#DRB-08-2017: Susan Spadaro** request for Variance for both front and rear setbacks for a proposed single family dwelling 50' x 30' with a 14' x 40' deck located at 200 Maquam Shore Road in the SR/Shoreland Recreation District and the R3/ Moderate Density Residential District.

This item will not be considered pursuant to communication received by Zoning Administrator.

2. **#DRB-10-2017: Joseph & Laura Gregoire** continuance of request for Conditional Use Permit for the conversion of an existing building into a firearm,

ammunition & sporting retail shop and proposing a 12' x 24' attached addition located at 27 North River Street in the NCL/Neighborhood Commercial Light District.

Mr. Gregoire came before the DRB with additional information as requested by the Board at its April 27, 2017 meeting. Mr. Gregoire stated his updated driveway plans reduce the width of the driveway from 40' to 25', with access off Gallup Court.

Chair Clark asked Mr. Gregoire how his plans address concerns regarding the school bus pick-up and drop-off. Mr. Gregoire stated that he noticed the children waited 20'-30' feet away from his property under a tree and that the bus stopped on Route 78, not Gallup Ct.

Mr. Gregoire informed the board that the security lighting will be high efficiency RAB 26-watt LED that is projected downward rather than outward. Mr. Gregoire has wired the building for a security camera system, and has added a security system, including motion detectors, for any door breach that sends an alarm to the police department.

Mr. Gregoire stated that he has not talked to the Swanton Fire Department regarding ammunition storage but that the State Fire Marshall is coming to inspect the location on Tuesday, May 30, 2017 at 11:00 a.m.

Chair Clark let Mr. Gregoire know he needed permit from the Town for a driveway cut.

Ms. Hill asked for clarification on the size of the driveway; Mr. Gregoire stated the driveway is essentially the same width as the building.

Chair Clark asked about parking, which may need to be monitored and addressed in the future if it becomes an issue. Chair Clark offered an alternative to address that concern.

Mr. LaBarge asked about the plan for the existing shed. Mr. Gregoire stated that the shed is 8'x8' and it is a nice shed he plans to jack off the ground to preserve it. Mr. LaBarge asked what was to be stored in the shed. Mr. Gregoire stated that he would store lawn equipment in the shed, not ammunition or firearms.

Mr. Veeder asked if the water has been connected. Mr. Gregoire stated there is access but the water has not been turned on. Mr. Veeder asked if a wastewater permit had been obtained according to state regulation. Mr. Gregoire stated that this is the first he has heard of any such regulation. Mr. Veeder cautioned Mr. Gregoire to double-check.

Mr. Buckley asked about the issue of stormwater. His main concern, however, is about the potential for firearms being discharged in what is also a residential area. Chair Clark stated, and Mr. Gregoire confirmed, there is no firing range and that there should be no loaded firearms or discharge of firearms. Mr. Buckley's other concern is about the effect of ammunitions on insurance on property owners in the area.

Ms. Caller, having small children, has concerns about safety and would like clarification on safety measures. Mr. Gregoire stated he has purchased two steel doors, and talked further about the security measures such as camera, motion detectors, and alarm system.

Chair Clark asked about ammunition storage. Mr. Gregoire stated his storage measures are more stringent than ATF requirements, using metal storage versus wooden.

Chair Clark advised Mr. Gregoire that any DRB approval would be conditioned upon receipt of a letter from the Swanton Fire Department regarding storage of ammunitions.

Mr. LaBarge made a motion, seconded by Mr. Liegey, to approve Joseph & Laura Gregoire request for Conditional Use Permit for the conversion of an existing building into a firearm, ammunition & sporting retail shop and proposing a 12' x 24' attached addition located at 27 North River Street in the NCL/Neighborhood Commercial Light District, with the following conditions:

- a. Receipt of a letter from the Swanton Fire Department that there are no issues with ammunition being stored onsite
- b. Mr. Gregoire revises the driveway plan as discussed.

Motion carried.

3. **#DRB-11-2017: Brian & Nancy Burns** continuance of request for approval of a Conditional Use Permit to operate a Dog Kennel in an existing 80' x 40' building with no more than 10 dogs located at 2306 Highgate Road in the R1/Agricultural Residential District.

This matter was not heard due to insufficient warning of site visit.

Chair Clark made a motion, seconded by Mr. Liegey, to continue Brian & Nancy Burns request for approval of a Conditional Use Permit to operate a Dog Kennel in an existing 80' x 40' building with no more than 10 dogs located at 2306 Highgate Road in the R1/Agricultural Residential District until a site visit planned for June 15, 2017 at 6:00 p.m. Motion carried.

4. **#DRB-13-2017: Steven Leach** request for a Conditional Use Permit to

build a 20' x 96' cold frame hoop house for sale of produce off site located at 373 Maquam Shore Road in the SR/Shoreland Recreation District.

Mr. Leach came before the DRB. He is interested in growing saffron, an experimental crop in Vermont. The building, a hoop house, is essentially a greenhouse without any electricity.

In response to questions from Mr. Liegey, Mr. Leach stated that planting is in September and the plants bloom in October and the seeds come from Netherlands. The structure is 10' at its tallest.

Chair Clark asked about setbacks; he does not see a variance request. Mr. Leach indicated he has an issue with wind and hopes to have the hoop house nestled in close enough to buffer the wind.

Mr. Liegey asked why a hoop house was needed. Mr. Leach stated it regulated the temperature a bit.

Ms. Hill asked about the foundation. Mr. Leach stated that the floor is dirt with perhaps cement at some supports.

Mr. Liegey asked how saffron is sold. Mr. Leach informed the Board that the plants are bulbs, and that in the middle of the flower are stigmas that are the saffron. Mr. Leach believes he can grow 30,000 flowers in the hoop house. The planting is done in containers so they would be raised, not in the ground.

Mr. Lawyer asked if Mr. Leach was wholesaling or retailing, onsite or off. Mr. Leach stated would be offsite, but not sure yet whether it be wholesale or retail. Mr. Lawyer commented that agriculture should be encouraged in this part of the state.

Mr. Liegey made a motion, seconded by Mr. LaBarge, to approve Steven Leach request for a Conditional Use Permit to build a 20' x 96' cold frame hoop house for sale of produce off site located at 373 Maquam Shore Road in the SR/Shoreland Recreation District as an accessory structure rather than conditional use. Motion carried.

5. **#DRB-14-2017: Shawn Cheney** request for a Conditional Use Permit to convert a single-family dwelling into a two-family dwelling located at 52 Second Street in the R5/Residential District.

Mr. Cheney came before the Board. The property is currently a single-family home. The back portion of the structure has been torn down so the plan is to build two stories where this back portion had been, not altering the existing footprint. This would add two bedrooms on the new second floor with the living

area, kitchen, and bathroom on the first. The front apartment would have a kitchenette added into the existing living area.

Mr. Cheney advised that each apartment would have a separate access, and that there is room to park four cars, and he estimated the road frontage is between 55' and 60'.

Ms. Hill made a motion, seconded by Mr. Liegey, that Shawn Cheney request for a Conditional Use Permit to convert a single-family dwelling into a two-family dwelling located at 52 Second Street in the R5/Residential District be continued to allow site visit on June 15, 2017 at 6:45 p.m. Motion carried.

6. **#DRB-15-2017: Todd & Joanne Reiter** request for a Variance for front yard setback requirement to construct a garage 24' x 26' located at 565 Middle Road located in the R1/Agricultural/Residential District.

Mr. Reiter came before the Board. The issue at hand is that the required front setback is 75'. The garage would be 52.5' from the edge of the road, which means the Board can approve the structure as conditional use.

Mr. LaBarge made a motion, seconded by Ms. Hill, to approve Todd & Joanne Reiter request for a Variance for front yard setback requirement to construct a garage 24' x 26' located at 565 Middle Road located in the R1/Agricultural/Residential District as conditional use. Motion carried.

7. **#DRB-16-2017 Brien Martin** request for a Conditional Use Permit to operate an auto detailing business in the garage with a 4' x 5' sign and parking for 10 cars located at 2596 Highgate Road in the SG/Southern Growth District.

Mr. Martin came before the Board. Mr. Martin confirmed that the garage is an existing structure that he rents from the property owner.

Chair Clark asked why the request was to park 10 cars. Mr. Martin stated that he does detailing for car dealerships who may bring three or four cars at a time, and that some may not be registered.

Chair Clark asked where the wastewater goes. Mr. Martin stated he does not use much water, but mostly buffing, vacuuming, and removing scratches; rags and other cleaning materials are washed at home.

Chair Clark is concerned about runoff if more washing happens in the future. Mr. Martin does not own the property so he cannot address that concern substantively; would have to be addressed by property owner.

Mr. Martin mentioned that he was approached about selling cars on consignment, and that he would have no more than five motor vehicles onsite at any one time.

Mr. Martin stated that his hours of operation are Monday – Saturday, 9:00 a.m. – 6:00 p.m., and that he would not be detailing after 6:00.

Ms. Hill made a motion, seconded by Mr. LaBarge, to approve Brien Martin request for a Conditional Use Permit to operate an auto detailing business in the garage with a 4' x 5' sign and parking for 10 cars located at 2596 Highgate Road in the SG/Southern Growth District with the following conditions:

- a. parking for vehicles waiting to be detailed will be in the back of the garage
- b. Mr. Martin will provide a letter from the Vermont Department of Environmental Conservation (DEC) that no additional wastewater permit is required
- c. no more than five motor vehicles will be onsite at any one time for consignment
- d. Mr. Martin's hours will be Monday – Saturday 9:00 a.m. – 6:00 p.m.

Motion carried.

8. **#DRB-17-2017: Alan & Colleen Sears** request for Conditional Use Permit to convert a garage 22' x 22' to living area located at 441 Lakewood Drive in the SR/Shoreland Recreation District.

Mr. Sears came before the Board. Mr. Sears's plan is to convert his existing garage into a game room with no change to the structure's footprint.

Mr. Liegey made a motion, seconded by Mr. LaBarge, that Alan & Colleen **Sears** request for Conditional Use Permit to convert a garage 22' x 22' to living area located at 441 Lakewood Drive in the SR/Shoreland Recreation District be referred to the Zoning Administrator because DRB approval is not necessary. Motion carried.

9. **#DRB-18-2017: Aubrey Boudreau** request for Conditional Use Permit to operate a food trailer 8' x 30' operating from May through October; Thursday through Sunday from 11:00 am to 8:00 pm located at 752 North River Street in the SR/Shoreland Recreation District.

Mr. Boudreau came before the Board. Mr. Lawyer, owner of the property, stated that Mr. Boudreau is looking to have a food cart that will sell pulled pork, BBQ, smoked chicken, hamburgers, and hot dogs on the property through apple season. Cart, a concession stand like one sees at fairs, is self-contained for water and wastewater (gray water), which will be disposed of at Campbell Bay Camp Ground.

There are restrooms are located onsite.

Ms. Hill asked about parking. Mr. Lawyer stated that an existing shed would be moved to add parking.

Mr. Lawyer stated that there are two possible locations, depending upon how wet the land is. Ms. Hill's concern was how close it would be to the road but neither location is close to the road.

Mr. Boudreau stated the hours of operation are Thursday – Sunday, 11:00 a.m. – 8:00 p.m. Chair Clark informed Mr. Boudreau and Mr. Lawyer that any change to extend the hours would require an additional request before the Board and suggested the current request be amended to allow operation of the cart Monday through Sunday, which allows the Boudreau's the flexibility to open additional days.

Ms. Hill made a motion, seconded by Mr. Liegey, to approve Aubrey Boudreau request for Conditional Use Permit to operate a food trailer 8' x 30' operating from May through October; Thursday through Sunday from 11:00 am to 8:00 pm located at 752 North River Street in the SR/Shoreland Recreation District Monday – Sunday, 11:00 a.m. – 8:00 p.m. Motion carried.

- D. Minutes DRB April 27, 2017 – Ms. Hill made motion, seconded by Mr. Liegey, to approve the minutes as written. Motion carried.
- E. Any Other Necessary Business – None
- F. Public Comment – Ms. Drennen introduced herself; she is interested in becoming a DRB member having been on the Development Review Board in St. Albans prior to moving to Swanton.
- G. Deliberative Session – Mr. Liegey made a motion at 8:26 pm, seconded by Ms. Hill, to enter deliberative session. Motion carried.
- H. Set Next DRB Meeting Date – Mr. Liegey made a motion, seconded by Mr. LaBarge, to hold the next DRB meeting on Thursday, June 15, 2017 starting at 7:15 p.m., after the site visits.
- I. Adjournment – Mr. Liegey made motion at 9:10, seconded by Mr. Liegey, to adjourn. Motion carried.

