

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

The Swanton Development Review Board will hold a Public Hearing on **Thursday, April 24, 2014** at the Swanton Town Offices, 1 Academy Street, at **7:00 P.M.** to hear the following requests:

**1. #501-2014 Preliminary and Possible Final Plat Approval Request of Scott & Jori Dean** to create a Major, Six (6) lot subdivision by subdividing a 67.65 acre lot situated on the North Side of Woods Hill Rd. in the R1 Agricultural/Residential District and the R3 Moderate Density Residential Districts in the vicinity of **#113 Woods Hill Rd.** Lot #1 would consist of 21.2 acres together with existing single-family dwelling and detached barn in the R3 District. Lot B1 (1.0 acres), Lot B2 (2.7 acres) and Lot B3 (3.4 acres) are in the R3 District. Lot B4 (2.5 acres) and Lot B5 (2.5 acres) are in the R1 District. Access to the new lots for single family dwellings will be through a proposed 50 foot wide right-of-way in the location of the existing driveway, serving Lot #1 from the Woods Hill Rd.

**2. #10-2014 Appeal/Variance Request of Robert & Ann Thomas** to replace an existing 14.5 ft. by 20.5 ft. one-car garage with a proposed two-car garage, 36 ft. x 24 ft. which does not meet the side setback of 15 ft. (5 ft. proposed) at **16 Fourth St.** R5 Residential District.

**3. #502-2014 Lot Line Adjustment and Subdivision Request of Constance Hall,** to adjust lot lines and to subdivide a 10.12 acre parcel located at **291 Lakewood Drive** in the SR/RC Shoreland Recreation and Recreation Conservation Districts for the purpose of merging 7.2 acres with the farm of Norman Lussier abutting the subject parcel.

**4. #503-2014 Sketch Plan and Possible Final Plat Approval Request of Normand Lussier** to create a two (2) lot subdivision of his farm situated at **267 Lakewood Drive** in the SR/RC Shoreland Recreation and Recreation Conservation Districts for the purpose of conveying 137.19 acres for agricultural use after merger of the 7.2 acres referred to in #3 above.

**5. CU#499 Conditional Use/Conversion request of Kyle Lothian** to convert the previous use of retail sales of recreation vehicles to proposed retail sales and storage of maple sugaring equipment at **137 Grand Ave.** NCL Neighborhood Commercial Light District.

**6. Public Comment**

**7. Any other necessary business.**

**PLEASE NOTE: Attendance at and participation in this public hearing is required in order to appeal any decision related to this hearing. All applicants must be present to present their applications for review.**

Posted this 8th day of April, 2014

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Ronald F. Kilburn, Zoning Administrator

Attest \_\_\_\_\_  
Cathy L. Fournier, Town Clerk