

**TOWN OF SWANTON
ZONING OFFICE
One Academy St., P.O. Box 711
Swanton, VT 05488-0711
Tel. (802) 868-3325
Fax. (802) 868-4957**

Email: swanza@swantonvermont.org

**PUBLIC HEARING
SWANTON DEVELOPMENT REVIEW BOARD**

The Swanton Development Review Board will hold a Public Hearing on **Thursday, September 25, 2014** at the Swanton Town Offices, 1 Academy Street, at **7:00 P.M.** to hear the following requests:

1. CU#505 Conditional Use Request of Matthew & Ilze Luneau to create a seasonal campground at their property located at **175 Sweet Hollow Rd.** R1 Agricultural/Residential District.

2. #511-2014 Final Plat approval request of Sunset Ridge Estates, LLC. (Timothy Staples) to subdivide a 5.84 acre parcel into a one-acre lot with five existing units along Route #7 at **405 St. Albans Rd.** and a 4.84 acre lot for proposed units in the rear portion of the property with access from Bachand Road. R3 Moderate Density Residential District.

3. #512-2014 Property Line Adjustment Requests of Colette Case to adjust property lines to change Lot #2 from 10.1 acres to 2.6 acres and add the remaining land to Lot #4 which would become 26.45 acres, with Land Trust Easement on all of Lot #4 and no easement on Lot #2. Lot #2 would require a waiver (Section 6.2) from the regulations for the usual required 200 ft. road frontage on Champlain St. where 186.9 ft. is proposed at **#1 Champlain St.** SR/RC Shoreland Recreation and Recreation/Conservation Districts.

4. #513-2014 Property Line Adjustment Request of Eric Leduc to adjust property by removing the lot line between Lot #4 and Lot #5 at **#1 Evelyn Lane** to accommodate a new single family dwelling under construction at that location. R5 Residential District.

5. Public Comment

6. 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 9th day of September, 2014

Ronald F. Kilburn, Zoning Administrator

Attest _____
Cathy L. Fournier, Town Clerk