

**TOWN OF SWANTON
ZONING OFFICE**

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**PUBLIC HEARING
SWANTON DEVELOPMENT REVIEW BOARD**

Thursday, May 26, 2016

The Swanton Development Review Board held a Public Hearing on Thursday, May 26, 2016, at the Swanton Town Offices, 1 Academy Street, at 7:00 P.M.

Board Members Present:

Joel Clark
Lucie Hill
Amy Giroux
Gabriel Liegey
Spencer LaBarge
Yaasha Wheeler, Clerk
Darlene Marrier, Zoning Administrator

DRB-08-2016 – HD Campbell

HD Campbell

DRB-14-2016 – Cleo & Trudie Yandow

Cleo & Trudie Yandow
Michael Gervais, surveyor & engineer

A. Call to Order

Mr. Clark called the meeting to order at 7:00 p.m. He noted that only the applicants were present; there were no interested person. He swore in the applicants.

B. Agenda Review

No changes.

C. Meeting Topics:

1. #DRB-08-2016 continuance of Conditional Use Review request for HD Campbell to use a portion of a parcel of land for a contractor's yard, 325 North River Road.

Mrs. Marrier said she had spoken twice with the Planning Commission and they recalled that the meetings in which they had discussed contractor's yard, their intent had been to remove contractor's yard from Maquam Shore, North River Road, and Lakewood Drive on the water side only, but to allow in all other areas of the allowed districts. Through the hearings in the revision process, the contractor's yard had mistakenly been omitted from the entire districts. Contractor's yards would be included in revisions of the bylaws. Jim Hubbard, chairman of the Planning Commission, had agreed to write a letter to that effect, but had not done so yet.

The Development Review Board reviewed the plan as previously presented by Mr. Campbell. He showed the access and the treeline.

Mr. Ross Lavoie said that the contractor's yard were intended to be permitted as conditional use east of Lakewood Drive, Maquam Shore Road, and North River Road. The Planning Commission was working to put that back in the bylaws, as intended. They had been worried about aesthetics and flooding with the river and lakeside properties, but were in favor of contractor's yards in other areas.

2. #DRB-12-2016 continuance of Variance request for Jeffrey Cota Jr. for a proposed garage to be constructed within the current setback requirements, 63 Liberty Street.

This item had been withdrawn.

3. #DRB-14-2016 Site Plan Approval request for Cleo & Trudie Yandow/R.J. Fournier & Sons Inc. for a boundary line adjustment, 61 & 101 Campbell Bay Road.

Mr. Michael Gervais came forward. He explained that the first lot of 4.36 acres would include the existing house, with the remaining 6.14 acres to go to R.J. Fournier as agricultural land. The existing mound's closest point to the proposed property line was 26 feet (25 was the minimum required). The distance from the mound to the drilled well was over 100 feet.

4. Any Other Necessary Business

Mrs. Marrier stated that the DRB was invited to a Spring Zoning and Planning Forum on June 15, 2016, and presented the information on it.

She reminded the board that they had approved Kevin Nichols' application on the condition of him providing more accurate and detailed dimensions; she presented his sketch.

Mr. Cheney had appealed the board's decision to deny him; Mrs. Marrier presented the information on that item.

Mrs. Marrier had sent a letter of violation on May 12, 2016, to Mr. Langlois for a fence that he had erected. At her site visit, her measurements showed that the fence height was indeed in violation (over the maximum height of 6 feet). Mr. Langlois was appealing the notice of violation, stating that he had never received the letter.

5. Public Comment

None.

6. Deliberative Session

Mr. Liegey made a motion, seconded by Mrs. Giroux, to enter executive session at 7:17 p.m. Motion carried.

Mr. LaBarge made a motion, seconded by Mr. Liegey, to exit deliberative session at 7:18 pm. Motion carried.

Mrs. Hill made a motion, seconded by Mrs. Giroux, to APPROVE #DRB-08-2016 continuance of Conditional Use Review request for HD Campbell to use a portion of a parcel of land for a contractor's yard, 325 North River Road. Approval was contingent upon the Planning Commission providing a letter to the DRB stating that the bylaws would be changed to allow Conditional Use for contractor's yards in that district. Motion carried.

Mr. LaBarge made a motion, seconded by Mr. Liegey, to APPROVE #DRB-14-2016 Site Plan Approval request for Cleo & Trudie Yandow/R.J. Fournier & Sons Inc. for a boundary line adjustment, 61 & 101 Campbell Bay Road. This item was approved as presented to the board. Motion carried.

7. Minutes

a) DRB April 21, 2016

Mrs. Hill made a motion, seconded by Mr. Liegey, to approve the DRB meeting minutes of April 21, 2016, as written. Motion carried. The minutes were signed.

7. Set Next DRB Meeting Date

The next meeting date was set for June 23, 2016.

D. Adjournment

Mr. Liegey made a motion, seconded by Mr. Labarge, to adjourn at 7:21 p.m. Motion carried.

Joel Clark

Lucie Hill

Gabriel Liegey

Spencer LaBarge

Amy Giroux