

**TOWN OF SWANTON
DRAFT MINUTES
DEVELOPMENT REVIEW BOARD (DRB)
TOWN OFFICE BUILDING
One Academy Street
Swanton, VT 05488
Thursday, June 27, 2019 @ 7:00 p.m.**

Present: Spencer LaBarge, Chair; Karen Drennen, Reg Beliveau, Gary Centabar, Harold Garret, Members; Amy Giroux, Zoning Administrator; Elisabeth Nance, Administrative Assistant; Ed Arian

DRB-19-2019
Robert Boulerice
Judy Boulerice

DRB-05-2019
Brian Willett
Susan Bushey

DRB-23-2019
Bonita Fish

DRB-25-2019
Scott Dean
Jori Dean

DRB-24-2019
Conway Loyer
Diane Loyer

DRB-33-2017
Daniel Bouthillette
Stephen Tetrault

- A. Call to Order – Chair LaBarge called the meeting to order at 7:00 p.m.
- B. Agenda Review

There were no additions or corrections to the agenda.
When asked to disclose any *ex parte* communication, Chair LaBarge stated he had a conversation with Mr. Dean to explain the Development Review Board procedure; they did not discuss Mr. Dean's application.

Chair LaBarge administered the oath.

- C. Meeting Topics:

- 1. **#DRB-19-2019: Robert & Judy Boulerice** continuance of request for variance for the north side setback to build a deck located at 11 Taylor Drive in the R5/Residential district.

Mr. Boulerice and Ms. Boulerice came before the board. Ms. Giroux stated she had remeasured the pool at 1,150 sq. ft. while Mr. Boulerice noted Ms. Giroux also discovered the property line is a foot and a half back from where it was thought to be.

There was discussion about the use of pavers, a pervious surface, instead of installing a deck, which is impervious; it was noted Swanton does not define pavers in its bylaws. Ms. Giroux provided correspondence from the state to help provide guidance on what could be used as a pervious surface.

Mr. Beliveau made a motion, seconded by Mr. Garrett, to approve DRB-19-2019: Robert & Judy Boulerice continuance of request for variance for the north side setback to build a deck located at 11 Taylor Drive in the R5/Residential district as warned. Motion failed unanimously. The board suggested the applicants contact Laura Woods from the VT Department of Environmental Conservation for clarification on what pervious surface(s) can be used.

- 2. #DRB-23-2019: Bonita Fish** request for variance for the front setback to build a deck located at 82 County Road R1/Agricultural Residential district.

Ms. Fish came before the board. Ms. Fish would like to replace the existing deck with one 4 feet larger, making it closer to the road.

Ms. Drennen made a motion, seconded by Mr. Beliveau, to approve DRB-23-2019: Bonita Fish request for variance for the front setback to build a deck located at 82 County Road R1/Agricultural Residential district as conditional use. Motion carried unanimously.

- 3. #DRB-24-2019: Conway Loyer** request for conditional use approval to operate an automobile repair / body shop located at 130 Middle Road in the R1/Agricultural Residential district.

Mr. Loyer and Ms. Loyer came before the board. Mr. Loyer stated he has been operating the shop full-time since September; he does auto body including paint work, but nothing mechanical.

Mr. Centabar made a motion, seconded by Ms. Drennen, to approve DRB-24-2019: Conway Loyer request for conditional use approval to operate an automobile repair / body shop located at 130 Middle Road in the R1/Agricultural Residential district. Motion carried unanimously.

- 4. #DRB-05-2019: Brian Willett & Susan Bushey** continuance of request for variance approval for the east side setback for a 20' x 12' shed located at 4 Jones Court in the R5/Residential district.

Mr. Willett and Ms. Bushey came before the board. Mr. Bushey stated he was able to locate the boundary line, which is 10.6 ft. from the shed, not the 14 ft. previously thought.

Chair LaBarge made a motion, seconded by Mr. Garrett, to approve DRB-05-2019: Brian Willett & Susan Bushey continuance of request for variance approval for the east side setback for a 20' x 12' shed located at 4 Jones Court in the R5/Residential district as conditional use less 30%. Motion carried unanimously.

- 5. #DRB-25-2019: Scott & Jori Dean** request for site plan amendment to change two shared driveways to four separate driveways located at 19, 21, 25 & 27 Ironwood Lane in the R1/Agricultural Residential & R3/Moderate Density Residential district.

Mr. Dean and Ms. Dean came before the board. Mr. Dean stated the site plan has been altered to have four separate driveways to be more attractive to potential buyers. Mr. Dean stated all permitting is in place.

Chair LaBarge made a motion, seconded by Mr. Beliveau, to approve DRB-25-2019: Scott & Jori Dean request for site plan amendment to change two shared driveways to four separate driveways located at 19, 21, 25 & 27 Ironwood Lane in the R1/Agricultural Residential & R3/Moderate Density Residential district as warned. Motion carried unanimously.

- 6. #DRB-33-2017: Daniel Bouthillette** request for sketch plan approval for a major 8-lot subdivision located at 4076 Sweet Hollow Road in the R1/Agricultural Residential district.

Mr. Tetrault informed the board the sketch plan is being presented as a subdivision, not a PUD. Mr. Tetrault noted the sketch plan shows the building envelopes, and that part of Lot 3 provides area set aside as common land.

There was discussion about the size of Lot 3 and who would own the common land. Because the part of Lot 3 that is meant to be developed is under one acre, Mr. Garrett suggested moving the driveway up; else the boundary line between Lots 1 and 3 could be adjusted to make Lot 3 one full acre. It was suggested making the common land a separate lot owned by all the other property owners.

There was discussion about the setbacks on Lot 6 and 7 and whether these lots met the requirements for road frontage.

Mr. Garrett made a motion, seconded by Mr. Centabar, to approve DRB-33-2017: Daniel Bouthillette request for sketch plan approval for a major 8-lot subdivision located at 4076 Sweet Hollow Road in the R1/Agricultural Residential district with conditions: 1) the common land is removed from Lot 3, and 2) the boundary line between Lots 1 and 3 be adjusted to make Lot 3 one acre. Motion carried unanimously.

D. Deliberative Session

Ms. Drennen made a motion at 7:53 p.m., seconded by Mr. LaBarge, to enter Deliberative Session. Motion carried unanimously.

Mr. Garrett made a motion at 8:37 p.m., seconded by Mr. Centabar, to exit Deliberative Session. Motion carried unanimously.

E. Approve draft minutes of DRB May 22, 2019 meeting

Ms. Drennen made a motion, seconded by Mr. Beliveau, to approve the Minutes of the May 22, 2019 Development Review Board meeting as written. Motion carried unanimously.

F. Any Other Necessary Business – None

G. Public Comment – None

H. Set Next DRB Meeting Date – The next meeting is scheduled for July 25, 2019.

I. Adjournment

Mr. Beliveau made a motion at 8:47 p.m., seconded by Ms. Drennen, to adjourn. Motion carried unanimously.