

**TOWN OF SWANTON
DRAFT MINUTES
DEVELOPMENT REVIEW BOARD (DRB)
TOWN OFFICE BUILDING
One Academy Street
Swanton, VT 05488
Thursday, July 25, 2019 @ 7:00 p.m.**

Present: Spencer LaBarge, Chair; Karen Drennen, Reg Beliveau, Gary Centabar, Harold Garrett, Members; Amy Giroux, Zoning Administrator; Elisabeth Nance, Administrative Assistant / DRB alternate

DRB-26-2019
Gilbert Tremblay
Alan Bourbeau

DRB-28-2019
Todd Bevins

DRB-27-2019
Elaina Fontes
Jackie Skeels

- A. Call to Order – Chair LaBarge called the meeting to order at 7:00 p.m.
- B. Agenda Review – Ms. Nance added the approval of the November 16, 2017 multi-board meeting minutes to the agenda.
- C. Meeting Topics:

- 1. **#DRB-26-2019: Gilbert Tremblay** request for site plan amendment for a minor 2-lot subdivision located at 1936 & 1950 Sheldon Road in the R1/Agricultural Residential district.

Mr. Tremblay came before the board to request an amendment to the site plan previously approved in order to build a single-family dwelling for his daughter.

In response to questions from the board, Mr. Tremblay stated the existing right-of-way will provide access to the proposed dwelling and is sufficient for fire and rescue.

Mr. Bourbeau came before the board to express his concerns with the placement of Mr. Tremblay's septic system as it overshadows his property. Chair LaBarge noted the Development Review Board cannot address that issue as it is regulated by the state.

Mr. Garrett made a motion, seconded by Ms. Drennen, to approve DRB-26-2019: Gilbert Tremblay request for site plan amendment for a minor 2-

lot subdivision located at 1936 & 1950 Sheldon Road in the R1/Agricultural Residential district contingent upon Mr. Tremblay receiving state approval for the waste water system. Motion carried unanimously.

- 2. #DRB-27-2019: Elaina Fontes** request for variance for north & south side setbacks & rear setback to install an in-ground swimming pool located at 46 Grand Avenue in the R5/Residential district.

Ms. Fontes came before the board to request a variance to install an in-ground pool in the back portion of her property, which is a semi-private area.

Ms. Skeels, an adjoining property owner, came before the board in support of the project. She described the area of the property as “dead land.”

Ms. Giroux, in response to a question from the board, confirmed the project meets the 30% lot coverage requirement for conditional use.

Mr. Centabar made a motion, seconded by Mr. Garrett, to approve DRB-27-2019: Elaina Fontes request for variance for north & south side setbacks & rear setback to install an in-ground swimming pool located at 46 Grand Avenue in the R5/Residential district. Motion failed.

Mr. Centabar made a motion, seconded by Ms. Drennen, to approve as conditional use DRB-27-2019: Elaina Fontes request to install an in-ground swimming pool located at 46 Grand Avenue in the R5/Residential district. Motion carried unanimously.

- 3. #DRB-28-2019: Todd Bevins** request for conditional use approval for the conversion of a basement into an accessory dwelling unit located at 3 Ceres Circle in the R1/Agricultural Residential district.

Mr. Bevins came before the board to request approval to convert his basement into an accessory dwelling. Mr. Bevins stated that over time the basement had been converted from a “man cave” into living quarters for his adult son. In response to questions from the board, Mr. Bevins stated the basement has a separate entrance to the outside in addition to access to the rest of the house. Mr. Bevins confirmed there is adequate parking.

Mr. Beliveau made a motion, seconded by Ms. Drennen, to approve DRB-28-2019: Todd Bevins request for conditional use approval for the conversion of a basement into an accessory dwelling unit located at 3 Ceres Circle in the R1/Agricultural Residential district. Motion carried unanimously.

D. Deliberative Session

Mr. Beliveau made a motion at 7:31 p.m., seconded by Ms. Drennen, to enter Deliberative Session. Motion carried unanimously.

Mr. Beliveau made a motion at 7:36 p.m., seconded by Ms. Drennen, to exit Deliberative Session. Motion carried unanimously.

E. Approve the minutes of June 27, 2019 DRB Public Hearing

Mr. Garrett made a motion, seconded by Mr. Centabar, to approve the minutes of the June 27, 2019 DRB public hearing as written. Motion carried.

F. Any Other Necessary Business

Ms. Nance made a motion, seconded by Mr. Beliveau, to approve the minutes of the November 16, 2017 multi-board meeting. Motion carried with Chair LaBarge, Ms. Drennen, and Mr. Centabar abstaining.

G. Public Comment – None

H. Set Next DRB Meeting Date – August 22, 2019

I. Adjournment

Mr. Beliveau made a motion at 7:43 p.m., seconded by Mr. Centabar, to adjourn. Motion carried.