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, January 22, 2015** at the Swanton Town Offices, 1 Academy Street, at **7:00 P.M.** to hear the following requests:

1. #515-2014 Continuation of the revised Sketch Plan Approval Request of John T. Chase to create a nine (9) lot, seven-residential unit, Planned Unit Development (**PUD)** of an existing vacant 21 acre parcel on the **West side of Route #105 (Sheldon Rd.) across from the intersection with Pond Road.** R1 Agricultural/Residential District. Lots 1-7 are to be developed with single-family residences; Lot 8 is to be kept as "open space" owned in common by a Homeowner's Association; Lot 10 (revised) is to be kept undeveloped as a vacant lot. Applicant requests a reduction of setbacks for some lots.

2. #517-2014 Proposed Boundary Line Adjustment and Setback Variance request involving properties at #405 St. Albans Rd., owned by Weinstein Family Trust and at #1 Bachand Road, owned by Darren Roberge. R3 Moderate Density Residential District.

3. CU#510 Conditional Use/Conversion Request of Chris Lester to convert a seasonal camp to year-round use, located at **71 Tilley Drive.** R3 Moderate Density Residential District.

4. 104-2014 Variance Request of Christine Blouin to construct a single family home which does not meet the side setback requirement of 50 ft. (25 ft. requested). An existing single-family home would be demolished and replaced **at 2046 Highgate Rd.** R1 Agricultural/Residential District.

5. #518-2015 Sketch Plan and Possible Final Plat Approval Request of Andre & Eileen Gagne to create a two-lot subdivision of a 75 acre parcel with two existing houses and out-buildings into two lots designated Lot 2 and Lot 4. Lot 2 would have 58 acres, existing houses and out-buildings. Lot 4 would have 17 acres of vacant farm land accessed through an existing 50 ft. right of way. R1 Agricultural/Residential District.

6. #519-2015 Lot Line Adjustment Request of Collette R. I. Case, at #1 Champlain St. to create a Boundary Line Adjustment of a previously approved Lot 4 in order to add 89.4 acres for a total area of 115.8 acres of vacant farm land, all subject to Vermont Land Trust development rights, restrictions and options. There are no existing or proposed structures or improvements to the land. Recreation/Conservation District.

7. Public Comment

8. 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 6th day of January, 2015

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Ronald F. Kilburn, Zoning Administrator Cathy L. Fournier, Town Clerk