

**Town of Addison
Development Review Board
65 VT Route 17W
Addison, VT 05491**

Meeting Minutes for Monday, September 23,2024. -----Unapproved

Board Members Attending: Chair-Alden Harwood, Vice-Chair Scott Grant, Keith Craig, and Ethan Gevry.

Secretary: Starr Phillips

Zoning Administrator: Michael Wojociechowski was not present. Others present included Elizabeth Armstrong, Amy Alfieri and Tom Warner. (State of VT---Fish & Wildlife Department).

Absent Board Member: Geoffrey Grant. (out of town).

Reference the singin sheet for those in attendance: Amy Alfieri and Tom Warner (State of Vermont).

The meeting was called to order by the Chair at 6:05 PM with roll call of attendance.

The Chair, Alden Harwood, asked for Agenda changes as follows: All in favor (Later in the meeting minutes).

New Business:

The August 26,2024 Meeting Minutes were approved in a motion made by Alden Harwood, seconded by Ethan Gevry to approve as presented with (2) minor corrections. (3) in favor (1) abstained (1) absent

Public Comment time was done at the beginning and close of meeting. Community member Elizabeth Armstrong expressed that she wanted to see documents completely filled out on the Town of Addison application. Documentation from the SB giving Peter Briggs permission to sign documents for the Town as their Agent.

Application (DRB #24-11) from Michelle Bishop requesting an application for a Conditional-Use approval for establishing and operating a Preschool for no more than 20 – 25 children with (1) staff helper to be located at VT RTE 22A and VT RTE 17 West Addison, VT.

The Chair gave the oath to those giving evidence: Michelle Bishop was absent, so Peter Briggs from SB answered.

After coming out of DELIBERATIVE SESSION in a motion made by Geoffrey Grant, seconded by Scott Grant the Board determined no more information was presented and made their decision to the following criteria: All in favor

1. Needs to be passed back to the Selectboard.
2. Lease approved by Town Attorney. Numbers 1 – 4 were in the motion for approval.
3. Town Insurance is needed for the entire campus.
4. Selectboard be responsible for all aspects of this endeavor.
5. Needs to determine for a (1) or (5) year lease arrangement—was not part of the motion for approval.
6. Needs a Policy plan is place before granting approval. delete—was not in the motion. For approval.

In a motion made by Geoffrey Grant, seconded by Scott Grant to continue with the application wording. (4) in favor (1) absent. Will it be for a 3 – 5 years contract or on a yearly basis? Michelle Bishop Application was approved for4 final.

Application (DRB #24-13) Jack & Billie Jo Forgues requesting a proposal for a 2 – lot subdivision of +/- 10 acres located at 6211 VT RTE 17W---Parcel ID# VW 6211 and is in a Commercial District.

Abutting landowners: Larry & Judy Marcelle, Tanya Chapman, Charles Beach EST. WAGS Holdings, Waitsfield ^ Champlain Valley Telecom, Sandra Sears and Lee R. & Patricia Kayhart.

In a motion made by Geoffrey Grant, seconded by Ethan Gevry to approve Application (DRB 24-13) to continue & pending to plan for a final soon (5) in favor. They presented a sketch plan at the first meeting. Warn for the October 28,2024 meeting.

Application (DRB # 24-21) for the Conditional-Use application from the Town of Addison for a Conditional-Use approval for MIXED USES of the former Addison Elementary School located at VT RTE 22A and VT RTE 17 West, Addison, VT 05491.

Abutting landowners: Kelly Wellings, Danal Bickford, Herbert Glidden 111, Levi & Jennifer Barrett, Addison Community Baptist Church, Gosliga Farm and Town of Addison.

In a motion made by Scott Grant, seconded by Geoffrey Grant to go into DELIBERATIVE SESSION to discuss the application. (5) in favor and determined that:

1. Documentation is needed to give Peter Briggs, as SB authority to sign Town documents & completely filled out.
2. Lease approved by the Town Attorney.
3. Town Insurance for entire campus is needed.
4. SB be responsible for all aspects got their decisions.
5. Need a Use Policy in place too.
6. In a motion made by Alden Harwood, seconded by Ethan Gevry to continue this application until the USE policy & INSURANCE policies are in place.
7. The board needs to review the policies before granting final approval.

In a motion made by Scott Grant, seconded by Geoffrey Grant to come out of DELIBERATIVE SESSION to discuss and give their decision. It was not to deny the application but continue to deliberate for obtaining more information Warn for the October 28,2024 meeting and before making a decision. This paragraph had to be reworded.as a correction. To be continued and deliberated at the next meeting.

Application (DRB #24-20) Andre & Christine Dubois for a 2 – lot subdivision for a new lot +/-8 Acres. The property is located at 1924 VT RTE 17 East 1, Addison, VT. Parcel ID# VE 1927.

Oath was given to Andre Dubois since he was giving evidence.

Abutting landowners: Eri and Lena Steele, Kevin Reed and Lindsey Rubright and Alden Harwood

In a motion made by Geoffrey Grant, seconded by Ethan Gevry to approve with presentation of the sketch plan. Will have a shared driveway with the new owner as shown. All in favor. Pending for a final later. Pending and warn for the October 28,2024 meeting.

Application (DRB 24-23) STATE OF VERMONT Fish & Wildlife Department requesting approval to construct a 66' by 73' storage & maintenance building on the former site of a pre-existing maintenance building. The property is located at 966 VT RTE 17 West, Addison, VT Parcel ID# VWO 966X.

Abutting landowners: Woods Property Holdings, Eric & Lena Steele, Kevin Reed & Lindsey Rubright and Alden Harwood.

The oath was given by the Chair to those giving testimony: Amy Alfieri and Tom Warner.

The testimony that was given is as follows: minimum lot size is 25 acres, road frontage is 2700 ', VT RTE 17 West is the boundary line, and not all minimum setback requirements are met.

In a motion made by Keith Craig, seconded by Scott Grant to continue the hearing for more information can be obtained and have a Special meeting before or continue at the next meeting. (4) in favor (1) absent

In a motion made by Ethan Gevry, seconded by Scott Grant to add at the end of the agenda. Are there any board members' concerns? All in favor.

Alden addressed his concerns:

Ask for input policy changes, asked for SB for input with the "Mixed Use "policy, lease agreement and proof of insurance but felt he didn't have an answer and to be approved by the Town Attorney.

DRB board to review before a Conditional-Use approval is granted and no more evidence is needed.

Town Hall—No Conditional-Use application permit has been approved for putting the T.C.O. over there nor has a Variance been granted for the Town Hall.

Feels that the public needs to be included in the deliberation process.

To open up deliberation for input & can go back in deliberation if needed.

Have a "SPECIAL MEETING" scheduled for Monday, September 30,2024 at 6:00PM to continue deliberation with STATE OF VERMONT Application #24-23 at the A.C.C.

Meeting/hearing: Next scheduled meeting is planned for **Monday, October 28,2024 at 6:00 PM at the Addison Community Center for the regular monthly meeting. Please note date & time change.**

Adjournment: A motion was made by Scott Grant, seconded by Keith Craig to adjourn at 7:33 PM. M. (All in favor)

Next scheduled meeting:
Monday, October 28,2024
At 6:00PM

Forgues-2 – lot subdivision

Alden Harwood, Chair

Dubois--2- lot subdivision

Continue with “Mixed Uses”
Application #24-14.

Starr Phillips, Secretary

Development Review Board

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