

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

**Meeting Minutes for Monday, October 28,2024.** -----Unapproved

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

**Secretary: Starr Phillips**

Zoning Administrator: Michael Wojociechowski has resigned. Others present included Jeffrey Kauffman Sr.SB Chair.

**Absent Board Member: Geoffrey Grant.**

**Reference the singin sheet for those in attendance.**

The meeting was called to order by the Chair at 6:07 PM with a roll call of attendance.

The Chair, Alden Harwood, asked for Agenda changes as follows with a new order of applications listed. All in favor

The Chair, Alden, gave the oath to SB Chair, Jeff Kauffman who was giving testimony on behalf of the Town for application (#24-21) for “mixed Uses” at the Community Center.

1. #3 Application (#24-13) No progress but will continue to warn for November meeting—2 – lot subdivision---Forgues. This was done in a motion made by Scott Grant, seconded by Keith Craig to continue & warn for November meeting on 11/25/24. (4) in favor & (1) absent.
2. # 4 Application (#24-20) Dubois---2 – 10t subdivision---plans to come to the November meeting. In a motion made by Scott Grant, seconded by Ethan Gevry to continue & warn for the November meeting (4) in favor, (1) absent.
3. # 2 Application (#24-21) “Mixed Uses” for Conditional-Use approval at the Addison Community Center. Chair Alden gave the oath to SB Chair, Jeff Kauffman, who was giving testimony on behalf of the Town for “Mixed Uses”.SB Chair gave the testimony & passed out several documents that has been approved by the Town Attorney and the Selectboard. After the list was discussed, the board determined they were satisfied with all the requirements being met & turn the management & control over to the Selectboard with “Mixed Uses”.
4. The list of documents presented were:
  - A. THE LEASE AGREEMENT
  - B. PUBLIC USE FACILITIES POLICY
  - C. APPLICATION FOR BUILDING USE FORM

After reviewing the documents, the board was in favor of approving the “Mised Uses” application (#24- 21) and turning the responsibility over to the Town and Selectboard. They would only need to come to the DRB is it’s a Conditional – Use application.

After discussing the testimony for this application (#24-21), it was determined to grant final approval for Conditional-Use” approval for “Mixed Uses” to the Community Center. The criteria & requirements had been met so the DRB was stepping out to give the selectboard full control and governance at the Community Center. This was made in motion by Alden Harwood, seconded by Scott Grant to approve application (#24-21) for “Mixed Uses” for the Community Center with no added conditions needed. (4) in favor and (1) absent.

**New Business:**

The September 23,2024 Meeting Minutes were approved in a motion made by Scott Grant, seconded by Keith craig to approve as presented with (2) minor corrections. (4) in favor, (1) absent.

There was a “Special DRB Meeting” held on September 30,2024 for decision of Application (#24-23) STATE OF VERMONT FISH & GAME WILDLIFE approval for their request of a new storage & maintenance building to be placed in the existing footprint of the demolished building.

In a motion made by Ethan Gevry, seconded by Scott Grant to approve the meeting minutes for the “Special Meeting”. (3) in favor, (1) abstained & (1) absent. The decision letter has been written & mailed to the applicant and the abutters. The approval had been granted & had met criteria asked for at previous meeting.

Public Comment time was done at the beginning and close of meeting.

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 November 25,2024 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 Ethan Gevry 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.

The Chair, Alden Harwood read over the list of criteria needed to be met from the previous meeting. They were all met and the DRB board decided to pass the project back to the Selectboard. All in favor and 1 absent.

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, Addison, VT. Parcel ID# VE 1927.

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

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

In a motion made by Scott 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 November 25,2024 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: Gosliga Farm, Nooit Dien Acres, Woods Farm Holdings, and Ethan Gevry.

They were granted final approval at the “Special Meeting” on September 30,2024 and met the criteria. A decision letter was written and mailed to the applicant & abutters in October.

In a motion made by Alden Harwood, seconded by Scott Grant to have the November meeting as scheduled on November 25,2024. All in favor.

Will plan to hold the December meeting as scheduled for December unless we may have to change it by a week or so.

**Meeting/hearing:** Next scheduled meeting is planned for Monday, November 25,2024 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 Keith Craig, seconded by Scott Grant to adjourn at 6435 PM. (All in favor)

Next Meeting:  
Monday, November 25,2024  
At 6:00PM

Forgues-2 – lot subdivision

Alden Harwood, Chair

Dubois--2- lot subdivision

James Bushey---Re-subdivision & 2  
Boundary-Line Adjustments

Starr Phillips, Secretary

Charlene Goodell—2 – lot Subdivision

Development Review Board