

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

**Meeting Minutes for Monday, November 25,2024.** -----Unapproved

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

**Secretary: Starr Phillips**

Zoning Administrator: Michael Wojociechowski has resigned. Others present were Peter Briggs from SB, Phillip & Myrna Culver, Kyle Keys, Elizabeth Armstrong, Christine Dubois, and Charlene Goodell.

**Absent Board Member: Geoffrey Grant. (no call or e-mail message was given).**

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

The meeting was called to order by the Chair at 6:01 PM with a roll call of attendance. (2) present and (2) absent.

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 board of quorum that Application DRB (#24-13) Jack & Billie Jo Forgues has decided to withdraw their application for a 2 – lot subdivision to be closed out.

In a motion made by Alden Harwood, seconded by Scott Grant to recommend to the Selectboard that their fee of #550.00 be returned to the applicant. (2) in favor, (1) abstained and (2) absent-- no action taken. Ethan Gevry had not arrived yet.

**New Business:**

The October 28,2024 Meeting Minutes were approved in a motion made by Scott Grant, seconded by Keith craig to approve as presented. (3) in favor, (2) absent.

Public Comment time was done at the beginning and close of 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, Addison, VT. Parcel ID# VE 1927.

Oath was given to Christine Dubois since she was giving evidence.

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

The Chair gave the oath to Christine Dubois who was giving testimony. She presented the required documents needed for final approval.

1. Final survey has been completed.
2. Mylar needs to be signed by the Chair.
3. Site Plan was presented.
4. Shared driveway shown on the map.
5. Septic/Water system design presented.
6. Need mylar to be signed by the Chair & approval granted
7. This complies with all the old zoning regulations—no changes are needed.
8. The easement will be part of deed when conveyed.

In a motion made by Alden Harwood, seconded by Keith Craig to approve Application DRB (#24-20) as a 2 – lot subdivision final. Ethan Gevry has arrived. (4) in favor and (1) absent. The building permit is to be signed in effect for November

26,2024.

The Septic/Water System is shown on the adjacent lot and no new zoning regulations will affect this subdivision. The easement will be part of the deed when surveyed.

James K. Bushey, Application DRB #24-24) requesting a re-subdivision & 2 Boundary-Line Adjustments with the property located at Addison Four Corners in the VILLAGE NEIGHBORHOOD COMMERCIAL District. The Boundary lines going North and West into the abutting landowners Phillip & Myrna Culver and Kyle Keyes will be adjusted and the exchange of some property to correct this.

Abutting landowners: Phillip & Myrna Culver, Town of Addison, Herbert Glidden 111, Richard Brinkman, William Burpee, Bradley & Sandra Clark and Bruce & Diana Cobb.

The oath was given by the Chair to Phillip Culver & Kyle Keyes since they were giving testimony (the applicant was in Florida).

The Boundary Line Adjustments were made to the lines to the North and West. The line to the North at Phillip Culver's went through the middle of the building on Culver's property. That acreage will be added to the Bushey property. The back line to the West on Key's property will add 5 acres to the Bushey property. They will need to provide an updated mylar with new lines & posts showing this adjustment. They are expecting the old house/building will be demolished, while they can't increase the non-conformity but will decrease the degree of non-conformity.

#1 In a motion made by Alden Harwood, seconded by Scott Grant to approve the Boundary line adjustment changes for Application DRB (#24-24) between Phillip Culver & James Bushey properties as a final pending the mylar changes. (4) favor & (1) absent.

#2 In a motion made by Alden Harwood, seconded by Scott Grant to eliminate Boundary Line on the West side of Kyle Keyes property with 4.6 acres being added to the Bushey property and needs to submit a revised mylar with the changes. (4) in favor & (1) absent.

Charlene Goodell -DRB (#24-25) requesting approval for a 2 – lot subdivision with 5 acres being divided from 19.2 acres located on VT RTE 22A, Addison. (located on front South side to be zoned residential).

Abutting landowners: Matthew & Pamela Gevry, Janet Clark & Ethan Gevry, Scott & Kathy Clark, and Sunset Lane LLC.

The Chair, Alden Harwood, gave the oath to Charlene Goodell who was giving testimony on her behalf. She presented a sketch plan showing the subdivision of 5 acres being divided from 19.2 acres parcel located on VT RTE 22A. It meets the 400' to 500' road frontage and conforms to all setbacks. A curb cut is there, but she was informed to check with the STATE OF VERMONT for the proposed building & septic permit. Will need to come back to the DRB for Conditional-Use approval for the Farm Stand operation.

In a motion made by Alden Harwood, seconded by Scott Grant to approve the sketch plan review until further information is presented. (4) in favor & (1) absent. It was suggested for her to have a survey completed. She has 6 months to complete the subdivision. This will be warned each month until she is ready to proceed.

In a motion made by Alden Harwood, seconded by Scott Grant to not have a December 23,2024 meeting since we haven't new applicants (4) in favor & (1) absent.

In a motion made by Alden Harwood, seconded by Scott Grant to not plan for a January 27,2025 meeting unless needed. (4) in favor and (1) absent.

In a motion made by Keith Craig, seconded by Ethan Gevry to adjourn at 7:00 PM. (4) in favor.

No December meeting is scheduled for December 23,2024 since there is no new applicants nor Applicant (#24-25) isn't ready to proceed.

**Next scheduled is planned for January 27,2025 at 6:00 PM at the Addison Community Center for the regular monthly meeting. Please note date & time change. Only if deemed necessary. May not have a meeting until February 24,2025.**

**Adjournment: A motion was made by Keith Craig, seconded by Ethan Gevry to adjourn at 7:00 PM. (All in favor)**

Next Meeting:  
Monday, January 27,2025  
At 6:00PM

Charlene Goodell—2 lot subdivision

Alden Harwood, Chair

Starr Phillips, Secretary

Development Review Board