

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

Meeting Minutes for Monday, February 24,2025. -----Unapproved (Approved on 03/24/25)

Board Members Attending were Chair Alden Harwood, Vice-Chair Scott Grant, Keith Craig, Ethan Gevry and Geoffrey Grant. All board members were present. Scott Grant arrived at 6:10 PM so the January 27,2025 meeting minutes did not get approved due to attendance quorum required. Postponed until the March 24,2035 meeting.

Secretary: Starr Phillips

Zoning Administrator: Our newly nominated ZONING ADMINISTRATOR Daniel Rossignol was present at the meeting.

Reference the sign in sheet for others in attendance: Peter Briggs, Harry Schenuwalf and Elizabeth McGunk, Terry Phillips, John Spencer Tom Spencer and Ray Dykema.

The meeting was called to order by Chair Alden Harwood at 6:03 PM with a roll call of attendance. (4) present & (1) absent.

In a motion made by Ethan Gevry, seconded by Geoffrey Grant to approve the meeting minutes of November 25,2024 as presented. (4) in favor & (1) absent.

In a motion made by Keith Craig, seconded by Geoffrey Grant to approve the meeting minutes of January 27,2025 as presented. (2) in favor, (2) abstained & (1) absent. Postponed until the March 24,2025 meeting.

New Business:

The January 27,2025 Meeting Minutes were not approved with a motion or seconded due to quorum attendance being insufficient. In a motion made by Keith Craig, seconded by Geoffrey Grant to postpone until the March 24,2025 meeting. All in favor (4).and (1) absent. Plans were to go back to these meeting minutes later but were forgotten about even after the absent member had appeared for the meeting at 6:10 PM.

The Public Comment time was done at the beginning and end of the meeting—was not deemed necessary.

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.

In a motion made by Ethan Gevry, seconded by Geoffrey Grant who voted to continue as progress proceeds with the application. (4) in favor and (1) absent.

Application DRB(#24-30) John and Thomas Spencer requesting a 2 – lot subdivision of 5.02 +/- acres from an 82.64 acres parcel. The property is located at 3580 VTRTE 22A, Addison, VT. Parcel ID# VA3580.

Abutting landowners are Frederick Noonan, Howard Grant, Ray and Juanita Simmons, Ed and Martha Keagle, Warren and Anne Bradfmuller, John and Jane Spencer, William Ellis and Julie Coffey, Chris and Jill Stackhouse, Beurket Farms LLC, c/o William Beurket, Janet Clark Life Estate, and Ethan Gevry.

The oath was given by the Chair, Alden Harwood to John Spencer who was giving evidence for his final approval.

In a motion made by Geoffrey Grant, seconded by Ethan Gevry to accept the mylar & paper oopi.es. (4) favor & (1) absent

In a motion made by Geoffrey Grant, seconded by Ethan Gevry to authorize the Chair to sign the mylar &paper copies. & confirm the pins are in place. (4) in favor & (1) absent.

The board is holding a “SPECIAL MEETING ON Thursday, March 06,2025 at 6:00PM at the Addison Community Center to

clarify there is a motion & second made for the final approval on Application #24-30---Spencer 2 – lot subdivision. The Chair has quorum (3) m for this meeting. All in favor.

Application (#25-01) Harry Schenuwolf & Elizabeth McGunk requesting a Conditional-Use permit for a “Cottage Industry” --- Retail local craft products and antiques. The property is located on VT RTE 22A Addison, VT in the LDR/A District. Parcel ID# VA7718.

Abutting landowners are Chris Carella & Meghan Burakoceski, Derek St. George, Shawn Hoague & Gina Jennings, Shatz family Trust and Jason & Angela Kiefer.

The oath was given to Harry Schenuwolf & Elizabeth McGunk as they would be giving evidence.

They showed us colored pictures from their laptop of the location & explained plans for their business

1. There will be no bathroom or septic (sewer) in the building.
2. There will be lighting in the building for displaying items, retail crafts, & antiques or consignment items as customers visit.
3. There will be no employees---only him and his wife.
4. It's a seasonal business---during the warm months.
5. Have no plans to make any changes, but if they should do so they will need to come back to the DRB.
6. Do need to submit a Condition permit supplied from the State Labor & Industry Department for approval.
7. SIGN 4' by 8' and need to follow the sign regulations.

In a motion made by Alden Harwood, seconded by Scott Grant to accept and approve Application (#25-01) for a “Cottage Industry” with the condition they need to supply a letter/permit to the Z.A. with a letter from the State Labor & Industry Department. (5) in favor.

Application (#25-03) Raymond Dykema requesting a Subdivision (10.22 acres) subdivide/separate the shop and house he no longer owns. The property is located on Norton Town Road, Addison, VT. Parcel ID#NT0973. Needs to meet frontage requirements. Oath was given to Ray Dykema since he would be giving evidence.

Abutting landowners: Donna Wright, Keith & Geraldine Trudo, Adam & Chelsea Thoman, and Timothy & Sarah Oemcke He needs to meet the road frontage—short by 35' So plans to put in a Class3 road to complete the 300' road frontage. The R.O.W. will serve (2) lots, but only (1) entrance onto the road. This needs to be surveyed before a final is granted. Will warn for the March meeting.

In a motion made by Alden Harwood, seconded by Geoffrey Grant to approve as a preliminary sketch plan and a minor 2 – lot subdivision. (5) in favor.

The Chair introduces the new Zoning Administrator to the board members. (Dan Rossignol)

The Chair reminded us that those who haven't taken the online “ETHICS” training ---need to do so.

Next scheduled is planned for March 24,2025 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 Ethan Gevry to adjourn at 7:00PM. (All in favor)

Next Meeting:
Monday March 24,2025
At 6:00PM

Pg. 3

Charlene Goodell—2 lot subdivision

John Spencer—2 lot Subdivision

Alden Harwood, Chair

Raymond Dykema---2 lot subdivision

Jim & Nancy Larrow---1 ½ story garage

Starr Phillips, Secretary

With breezeway

Adam Berno single story addition & porch

D R B Board

Development Review Board