

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

**Meeting Minutes for Monday, March 24,2025.** -----Unapproved

Board Members Attending were Chair Alden Harwood, Vice-Chair Scott Grant and Keith Craig,

**Secretary: Starr Phillips**

**Board member absent: Ethan Gevry and a vacancy.**

Zoning Administrator Daniel Rossignol was present at the meeting.

**Reference the sign-in sheet for others in attendance: Jim Larrow, Ray Dykema, John Spencer and Adam Berno all giving testimony who were given the oath by the Chair Alden Harwood.**

The meeting was called to order by Chair Alden Harwood at 6:00 PM with roll call of attendance. (3) present, (1) absent and (1) vacancy.

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

In a motion made by Scott Grant, seconded by Keith Craig to approve the meeting minutes of February 24,2025as presented. (3) in favor, (1) absent & (1) vacancy.

**New Business:**

The February 24,2025 Meeting Minutes were approved in a motion made by Scott Grant, seconded by Keith Craig for approval. (3) in favor, (1) absent and a vacancy.

The Public Comment time was done at the end of the meeting—with info & questions about past subdivisions with no access to the property or a R.O.W. entrance. John Spencer suggested that maybe p.d.f.'s could be made of (subdivision) maps to assist the Town Clerk.

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 Keith Craig, seconded by Scott Grant who voted to continue as progress proceeds with the application. (3) in favor and (1) absent and (1) vacancy. Will warn in the April meeting.

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 board held a “SPECIAL MEETING ON Thursday, March 06,2025 at 6:00PM at the Addison Community Center to clarify a motion & second that was needed for granting approval for the Spencer—2 - lot subdivision—Application (#24-30). Will plan to do the approval at the April 28,2025 meeting. The Chair had a quorum for holding the meeting with (3) in attendance. The decision letter was written & mailed to the applicant & abutters on March 31,2025. It’s finished for a final.

Application DRB (#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.

The oath Was given by the Chair to Ray Dykema since he would be giving testimony.

In a motion made by Keith Craig, seconded by Scott Grant to approve the presented revised preliminary sketch plan showing the changes so to meet the road frontage requirements with a Class 3 Road. He plans to keep the shop and the bigger lot with 50’ existing from the shop and the house. In the same motion approval was for a minor 2 – lot subdivision and warn for the April meeting with a final mylar & paper copies showing the changes. (3) in favor, (1) absent & (1) vacancy.

Application DRB(#25-05) John Spencer requesting to subdivide 6.14 acres from the previous lot proposed as Lot 2. Parcel ID# VA2580 and parcel address will be on Old Stonehouse Road, Addison, VT.

The abutting landowners list is the same as the previous subdivision DRB(#24-30). The oath was given to John Spencer.

In a motion made by Scott Grant, seconded by Keith Craig to approve the preliminary sketch plan and grant approval, Will warn for the April meeting with the final mylar & paper copies. It meets all the requirements. (3) in favor (1) absent & (1) vacancy. Will write & send the decision letter to John & the abutters.

Application DRB (#25-02) Jim & Nancy Larrow requesting to build a 1 ½ story garage with garage size of 20’ by 30’ with a breezeway 8’ by 11’. Parcel ID# AL0190. This subdivision meets all setbacks but is subject to DRB review due to nonconforming lot per Section 3.7 (A) 5 (a -b).

The oath was given to Jim Larrow who was giving testimony.

The abutting landowners: Gregory & Sara McClallen and Linda Breen.

In a motion made by Scott Grant, seconded by Alden Harwood to grant approval for Application DRB (#25-02) for a Conditional-use construction of the garage without the breezeway. (3) in favor, (1) absent & (1) vacancy. He needs to give Z.A. Dan all the amended changes. It’s a nonconforming existing lot. It meets the 5 points in the Variance Section 5.7 criteria. Will write a decision letter for the applicant and abutters to this effect.

Application DRB(#25-06) Adam Berno requesting a single story 28’ by 30’ addition for a living room and covered porch plus a walk - in closet accessed by the existing bedroom.

Abutting landowners: Jonathan & Maryann Connor, Craig Smith, Jeff & Lori Molton, Wood Brothers Land Company L.L.C., Jacques F. & Janis Litch and State of Vermont.

The oath was given to Adam Berno since he was giving testimony.

In a motion made by Keith Craig, seconded by Scott Grant to approve Application DRB (#25-06) (#25-06) for a 28’ by 30’ Conditional-Use addition construction. (3) in favor, (1) absent and (1) vacancy It’s a nonconforming existing lot. Will write a decision letter to the applicant and abutters to this effect.

Public Comment Timme: John Spencer expressed his concern for Subdivisions done during 1977 – 2006 with there being 2 lots with no access or a R.O.W. so what happens with them They would have to use the Middle Road and costly. Could a pdf format of the paper maps be made as copies for the T.C.O. use.

In a motion made by Alden Harwood, seconded by Keith Craig to approve to hold a meeting in April. (2) favor (1) absent & (1) vacancy

**Next scheduled is planned for April 28,2025 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 Scott Grant, seconded by Keith Craig to adjourn at 7:12 PM. (All in favor)**

Next Meeting:  
Monday April 28,2025  
At 6:00PM

Charlene Goodell—2 lot subdivision

John Spencer—2 lot Subdivision

Alden Harwood, Chair

Raymond Dykema---2 lot subdivision

CV/Telecom –garage

Dave Cooper & Judy Nelson—to  
Build garage/storage shed

Starr Phillips, Secretary

Fish & Game Wildlife--2 lot  
Subdivision

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