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

Meeting Minutes for Monday, April 28,2025. -----Unapproved (Approved on 05/27/25 with minor correction)

Board Members Attending were Chair Alden Harwood, Ethan Gevry and Lodi Goreau.

Secretary: Starr Phillips

Board member absent: Scott Grant and Keith Craig.

Zoning Administrator Daniel Rossignol was present at the meeting.

Reference the sign-in sheet for others in attendance: Dan Baker who represented Dave Cooper, Ray Dykema, John Spencer, Victor Cousineau representing Waitsfield/CV Telecom and Will Duane representing State of Vermont Department of Fish & Game Wildlife. The oath was given to all giving testimony.

The meeting was called to order by Chair Alden Harwood at 6:00 PM with roll call of attendance. (3) present, (2) absent.

In a motion made by Ethan Gevry, seconded by Alden Harwood to approve the meeting minutes of March 06,2025 and March 24,2025 meeting minutes were voted to be tabled until May 27,2025 due to insufficient attendance from these meetings. (2) favor, (1) abstained & (2) absent.

Chair, Alden Harwood introduced the new board member, Lodi Goreau to the board and we welcomed her as an asset.

New Business:

The March 24,2025 Meeting Minutes were not approved in a motion made by Ethan Gevry, seconded by Alden Harwood to table until the May 27,2025 meeting due to insufficient attendance required. (2) favor, (1) abstained & (2) absent.

The Public Comment time was done at the end of the meeting.

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 Alden Harwood, seconded by Ethan Gevry to reject and cancelled her 2 – lot subdivision application (#24-25) after no contact for 6 months. She would have to reapply.

Application DRB (#25-05) John and Thomas Spencer requesting to subdivide 6.14 acres from the previous lot proposal as Lot 2. Parcel ID# 3580 and parcel address will be on Old Stonehouse Road, Addison.

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 pins are in place. It meets all requirements. Has title approval from previous subdivision. Oath was given.

In a motion made by Ethan Gevry, seconded by Lodi Goreau to approve Application (#25-05) as a final subdivision & authorize the Chair to sign the mylar & paper maps as presented. (3) favor, & (2) absent. A decision letter will be written to this effect.

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Application DRB (#25-03) Raymond Dykema requesting a Subdivision (10.22 acres) subdivide/separate the shop and house. 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—with a Class 3 Road brought up to standards showing this. He needs to make sure the line changes that had been changed again are changed back to the original lines showing what the changes are and comes back in May with this all corrected. He needs to bring the corrected mylar & paper maps. The ROW. will serve (2) lots but only (1) entrance onto the road. This needs to be surveyed and a Class 3 Road permit is granted.

In a motion by Alden Harwood, seconded by Lodi Goreau to continue this subdivision until next month (May meeting). (3) favor & (2) absent with line corrections.

Application DRB(#25-13) Victor Cousineau—Waitsfield/CV Telecom requesting to tear down a current 16' by 40' garage and build a 40' by 40' garage with two overhead doors facing South. It meets the Conditional-Use guidelines for this.

Abutting landowners: Joyce Atwood, Asa and Kaitlin Bartel, Donna Rae H Badore, Richard G. Brinkman, Addison Baptist Church Society, Town of Addison., Herbert W. Glidden 111 and Wood Brothers Land Company.

The oath was given to Victor Cousineau since he was giving testimony.

He explained that the property is owned by Waitsfield/CV Telecom. It's located in the Neighborhood Commercial District and is a utilities business which is allowed in this district. There will be no septic field, just a 2500 gallon holding tank that will be pumped regularly and meets the requirements.

In a motion made by Ethan Gevry, seconded by Alden Harwood to approve Application (#25-13) for the (2) changes to tear down (1) building and build (1) new garage. It meets requirements and will need a permit for the holding tank. (3) in favor & (2) absent. A decision letter will be written to this effect.

Application DRB (#25-16) Dave Cooper/Judy Nelson requesting to construct a 24' by 24' garage/storage building.

Abutting landowners: Daniel P. and Marycarol A. Rossignol, Andrew Thomson, and State of Vermont Fish & Wildlife.

The oath was given to Andrew (Dan) Baker who was representing his in-laws Dave Cooper & Judy Nelson who was giving testimony.

This is a non-conforming lot even though 2 small lots have been cojoined. It does not meet road frontage & acreage of 1 ½ acres to be able to build the building. This is a lakefront lot in the Shoreland Recreational District. The district was corrected.

In a motion made by Alden Harwood, seconded by Ethan Gevry to go into deliberation to discuss their decision for Application (#25-16).. (3) favor & (2) absent.

After coming out of deliberative session in a motion made by Ethan Gevry, seconded by Alden Harwood, the motion was made to DENY Application #25-16) due to non-conformity of the lot and did not meet road frontage. (3) in favor & (2) absent.

.W2Application DRB(#25-17) Will Duane, Vermont Department of Fish & Wildlife requesting to do a 2 – lot subdivision at 815 Gage Road, Addison ahead of the acquisition of the 176 acres of VDGF at the Goulet Farm, Addison.

Abutting landowners: State of Vermont, Norton Town road, Buzeman Flora Greta Trust, Wood Brothers Farm, Suseanne Goulet and Veldman Trust.

In a motion made by Alden Harwood, seconded by Ethan Gevry to approve as a preliminary sketch plan and a minor 2 – lot subdivision. Will leave 27 acres as a Homestead plan. (3) in favor & (2) absent.

Will warn for a final for the May 27th meeting if ready, otherwise will continue for June meeting. Need a survey draft before a final is granted.

In a motion made by Alden Harwood, seconded by Lodi Goreau to change the May meeting date to Tuesday, May 27,2025 due to Monday being a Holiday. (3) in favor & (2) absent.

Public Comment Timme was not deemed necessary for this meeting.

Next scheduled meeting is planned for May 27,2025 at 6:00 PM at the Addison Community Center for the regular monthly meeting. Please note date & time change due to the Holiday.

Adjournment: A motion was made by Alden Harwood, seconded by Ethan Gevry to adjourn at 7:03 PM. (All in favor)

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

Alden Harwood, Chair

Raymond Dykema---2 lot subdivision

Starr Phillips, Secretary

Fish & Game Wildlife--2 lot
Subdivision

Richard & Joanne Reynolds---2 lot
subdivision

Development Review Board