

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

Meeting Minutes for Tuesday, May 27, 2025. -----Unapproved

Board Members Attending were Chair Alden Harwood, Ethan Gevry, Keith Craig, Scott Grant and Lodi Goreau.

Secretary: Starr Phillips

Board member absent: All present.

Zoning Administrator Daniel Rossignol was present at the meeting.

Reference the sign-in sheet for others in attendance: Ray Dykema, Seth Kittridge, Richard & Joanne Reynolds.

The oath was given by the Chair to those giving testimony including himself with the Ray Dykema application. Others giving testimony were Seth Kittridge on behalf of Ray Dykema and Richard & Joanne Reynolds for their application.

In a motion made by Scott Grant, seconded by Keith Craig to approve the meeting minutes of March 24, 2025 as presented. (5) in favor.

New Business:

The April 28, 2025 Meeting Minutes were approved in a motion made by Ethan Gevry, seconded by Lodi Goreau for approval as presented with a minor correction to change the Shoreland Residential District to the Shoreland Recreational District for the Dave Cooper/Judy Nelson (application #25-16) from the previous meeting minutes. (3) in favor & (2) abstained.

The Public Comment time was done at the end of the meeting but was not deemed necessary.

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 and his surveyor, Seth Kittridge, was present on his behalf. The DRB Chair, Alden Harwood, included himself in the oath since he had questions.

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. Ray brought back the corrected line changes on the final mylar and paper maps. An abutting neighbor, David Wright, had called Alden about his concerns with the subdivision.

No documents had been found to verify the property changes over the years with a legal deed. The surveyor did find a document dated 1994 as an original legal deed survey map #30 and deed showing the original lines for a subdivision. The surveyor showed proof of the original grantor which showed the lines of the survey.

In a motion made by Scott Grant, seconded by Ethan Gevry to approve Application (#25-02) for a final subdivision and to authorize the Chair to sign mylar & paper maps. Dated 04/30/2025. A decision letter will be written.

Application 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.

He was not ready to continue---so will warn for the June meeting.

Application DRB (#25-22) Richard & Joanne Reynolds requesting to subdivide land into (2) parcels located at 6935 VT RTE n22A, Addison, VT.

Abutting landowners are Phillip & Jane Grace, David Howell, Paul & Suzanne M. Synder, Arne J. Phillips, Gary Rochon, and William Veldman. Lot 1 (10.7 acres) is their residence lot and plans are to sell Lot 2 (10.3 acres).

This was accepted as a minor subdivision and a preliminary sketch plan was accepted. (5) in favor.

Will warn for the June meeting to proceed with subdivision.

Next scheduled meeting is planned for June 23,2025 at 6:00 PM at the Addison Community Center for the regular monthly meeting.

Adjournment: A motion was made by Ethan Gevry, seconded by Keith Craig to adjourn at 6:52 PM. (All in favor)

Next Meeting:
Monday June 23,2025
At 6:00PM

Alden Harwood, Chair

Starr Phillips, Secretary

Fish & Game Wildlife--2 lot
Subdivision

Richard & Joanne Reynolds---2 lot
subdivision

Development Review Board

Keith & Gerry Trudo—2 lot
subdivision