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

Meeting Minutes for Monday September 22,2025. -----Unapproved (Approved on 10/27/25)

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

Secretary: Starr Phillips

Board member absent: Keith Craig.

Zoning Administrator Daniel Rossignol was present at the meeting.

Reference the sign-in sheet for others in attendance: Joanne Reynolds, Andy Carr and Seth Kittridge, Surveyor plus Amanda Raab, Michael Ducarn, Owen & Tara Banks, Dom Santa Maria/Tom Fisher.

New Business:

The meeting was called to order at 6:00PM by the Chair for attendance. (3) present and (2) absent. (Ethan Gevry arrived 5 minutes late).

In a motion made by Scott Grant, seconded by Alden Harwood to approve the meeting minutes of August 25,2025 as presented. (3) in favor & (2) absent.

The Public Comment time was deemed not necessary at this meeting.

The Z.A 's monthly report was given with information on the upcoming applications and ones considered approved and filed.

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).

The oath was given to those giving testimony by the board chair: Joanne Reynolds, Andy Carr & Seth Kittridge.

In a motion made by Lodi Goreau, seconded by Scott Grant to approve Application (#25-22) for a minor 2 – lot subdivision. It meets all setbacks & frontage requirements according to the Zoning Regulations. (4) in favor & (1) absent.

The preliminary plan & paper copies were all presented.

Application DRB(#25-36) Owen & Tara Banks requesting to convert a (3) bedroom camp to a (3) bedroom year - round dwelling located on Lakeside Lane, Addison, VT.

Abutting landowners are:Thomas Fisher, Steven R. Dunn, Francis J. Supeno, Jr. & Barbar L. Supeno,

The oath was given to those giving testimony by board chair. Amanda Raab, Michael Ducarn, Owen & Tara Banks and Dom Santa Maria/Tom Fisher.

For next meeting plan to have studied the info for access roads & requirements.

Due to the non-conformities of the lot & requesting variances to meet zoning regulations and needing a Conditional – Use permit for the conversion to year-round dwelling, the board determined it necessary to have a SITE VISIT on Friday, October 17,2025 at 5:00PM to view the property located at Lakeside Lane & continue to research.(Application #25-36)

In a motion made by Ethan Gevry, seconded by Lodi Goreau to set the SITE VISIT DATE & continue to deliberate the case. (4) in favor & (1) absent.

In a motion made by Scott Grant, seconded by Lodi Goreau to have the next meeting on 10/27/25. (4) in favor & (1) absent.

There are still some to complete the ETHICS online training.

Next scheduled meeting is planned on October 27,2025 at 6:00 PM at the Addison Community Center for the regular monthly meeting.

Adjournment: A motion was made by Scott Grant, seconded by Lodi Goreau to adjourn at 7:20 PM. (4) in favor & (1) absent)

Next Meeting:

Monday, October 27,2025

At 6:00PM

Alden Harwood, Chair

Starr Phillips, Secretary

Owen & Tara Banks converting a
3- bedroom camp to a 3- bedroom
Year-round dwelling

Rene & Suzanne Many—to
Change office into an
apartment

Development Review Board