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

**Meeting Minutes for Monday October 27,2025 -----Unapproved (Approved on 12/08/25)**

Board Members Attending were: Chair, Alden Harwood, Scott Grant, Keith Craig, Ethan Gevry 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: Amanda Raab, Michael Ducarn, Tara Banks, Rene & Suzanne Many, and Dom Santa Maria. (an abutter)**

**The meeting was called to order at 6:02 PM with all (5) members present.**

**The oath was given by the Chair to those in attendance including himself that would be giving evidence for the Banks (application #25-36).**

### **New Business**

In a motion made by Scott Grant, seconded by Alden Harwood to approve the meeting minutes for September 22,2025 as presented. (4) in favor & (1) abstained. This was done at the end of the meeting after the discussions with each application.

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

Application DRB #25-36 John Owen and Tara Banks requesting to convert a (3) bedroom camp to a (3) bedroom year-round residence located at Lakeside Lane, Addison, VT.

Abutting landowners are Thomas Fisher, Steven B. Dunn, Francis J. Supeno and Barbara L. Supeno.

At the meeting's start the Chair Alden Harwood addressed and clarified what he expected from the meeting. We will hold a deliberative session after each application and an Executive session with the Z.A to discuss enforcement issues that prior public knowledge of it could be damaging to the Town.

The oath was given to all those giving evidence including the Chair, who had sought legal advice on the issue. Keith Craig was asked by the Chair to abstain from voting on the application since he had not been able to attend the first hearing or the Site visit on October 17,2025.

Before reviewing the Banks application (#25-36) Chair Alden Harwood presented (2) documents he received from VLCT explaining the clarifications on non-conforming lots vs non-conforming uses.

The Banks' lot non-conformities of lack of lake frontage, lot size, and road frontage cannot be applied to the decision to build on the lot as long as all setbacks are met. The (2) documents will be filed with the application. This came with the caveat that the exemption would not apply moving forward to any further development.

The Board then considered the Conditional-Use application for a change in use from a (3) bedroom seasonal camp to a new (3) bedroom year-round residence. A replacement building will be larger than the present structure. It will expand on the existing footprint and move closer to the lake while still meeting all setbacks.

After more discussion regarding the turn - around, the access and the proposed new structure, in a motion made by Ethan Gevry, seconded by Scott Granr the board decided to go into deliberative session, to include the Secretary and Zoning Administrator.

In a motion made by Alden Harwood, seconded by Scott Grant to come out of deliberative session.

In a motion made by Alden Harwood, seconded by Scott Grant, the request for a variance is not deemed necessary, therefore

cancelled. (4) in favor & (1) abstained.

A motion was made by Alden Harwood, seconded by Ethan Gevry to approve Application (#25-36) for the Conditional-Use change of a seasonal camp to a year-round residence with the following condition.

**No building permit to be issued for construction until the road from Lake Street is brought up to Town Class 3 standards Specifically 12 ft. minimum width traveled surface for fire trucks every 800' or less" The Z.A. is to verify before issuing any other permit.**

**Application IDR B (#25-41) Rene & Suzanne Many** requesting a Conditional-Use permit to change the use of an office into an apartment located on Mountain Road, Addison, VT.

Abutting landowners are Geoffrey Grant & Kathryn Nolan, James G. Woloohojian & Susan G., Peter & Lodi Goreau, George & Cynthia Lawrence, and Colby Beinhaur.

They explained their plans for the conversion of the office into an apartment and need to have the septic inspected for State approval and living space decreased to 800 sq. ft. before approval is granted. In a motion made by Scott Grant, seconded by Alden Harwood to approve application #25-41 for the application use change. It was denied. (4) in favor & (1) abstained. It was determined they needed to have the septic inspected & decrease the living space down by 400 square feet for a total of 900 square feet living space and come up with a new plan. A decision letter will be written.

In a motion made by Ethan Gevry, seconded by Scott Grant to go into Executive session to discuss prior knowledge that could be damaging to the Town & to include the Secretary & Zoning Administrator. (5) in favor.

After coming out of Executive session no decisions were made in a motion made by Ethan Gevry, seconded by Alden Harwood. (5) in favor.

In a motion made by Alden Harwood, seconded by Ethan Gevry to change the November 24,2025 meeting date to Monday, December 08,2025 due to the HOLIDAY week and then no meeting until January 2026. (5) in favor.

**Next scheduled meeting is planned on December 08,2025 at 6:00 PM at the Addison Community Center for the regular monthly meeting. Please note date change.**

**Adjournment: A motion was made by Ethan Gevry, seconded by Lodi Goreau to adjourn at 9:00PM. (5) in favor.**

Next Meeting:

Monday, December 08,2025

At 6:00PM

Alden Harwood, Chair

Jocelyn Bushey/Bill Morin

Build an 8 X 20 ft. utility/

Storage addition

Starr Phillips, Secretary

Peter Bichnell

To build a run-in shed

Development Review Board

Elizabeth -Allen Pennebacker

Cannabis grow operation & manufacture