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

Unapproved (Amended & Approved on 05/26/26)

Meeting Monday, April 27,2026

Board Members Attending were Ethan Gevry, Keith Craig and Lodi Goreau.

Secretary: Starr Phillips

Board member absent: Scott Grant with an open position.

Zoning Administrator Daniel Rossignol was present at the meeting and gave his monthly report at end of meeting.

Do reference the sign - in sheet for others in attendance: Brad Stefanic, Charlene Goodell, Rene & Suzanne Many, Pam Gevry, Janet Shaw, Justin Ralduc, John Grul, Jeff & Mary Jane Nottonson, Roger Waterman, Alden Harwood and Jeremy Stover.

The meeting was called to order at 6:00 PM with (3 members present, (1) absent and (1) open position.

The oath was given by Chair Pro-temp Ethan Gevry to those in attendance that would be giving evidence for the (4) applications.

New Business:

In a motion made by Keith Craig, seconded by Lodi Goreau to approve the meeting minutes for March 23,2026 as presented. (3) in favor & (1) absent& (1) open position.

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

Application DRB (#26-02) Lisa Preston, Dillon Preston & Hannah LaFrance requesting approval to subdivide the property into (2) lots located at 4 Walton Lane, Addison, VT.

Abutting landowners are Doris Roberts Life Estate, Michael Hollis & Erin Cashman, Christopher Sullivan & Kristy Sargent, Theodore Murin, Francis Lalumiere & Cindy Lalumiere, No – Mon –Ne Farm Associates, Gwen Zwickel and Dwayne W. Roberts.

Requesting to gain approval for a 2 – lot subdivision on the 10 +/- acre parcel. The mound system to be for a single building only with (3) bedrooms on the 5 +/- acre parcel. They need to do some upgrading before a wastewater permit is granted and he lot needs to be surveyed before a final is granted.

In a motion made by Ethan Gevry, seconded by Keith Craig to grant approval for the preliminary sketch plan for application (#26-02) as presented for the 2 – lot subdivision. (3) in favor. (1) absent & (1) open position.

They were not ready to proceed, so tabled until the May meeting.

Application DRB (#26-04) Brad Stefanic requesting approval for a 2 – lot subdivision located on Lake Street, Addison, VT.

Abutting landowners are Scott W. Webb, Thompson Family Rev Trust, Lori Thompson, Owen Masback, Cayauna Mitchell & Jeffrey Life Estatw, Burton Family Trust, Michael Lavin, Walter D. Nevers & Corrine L. Nevers, Linda Jones Bahuson Revocable Trust, Catherine P. Dimarco, Landerman Trust U/A 10/1/14, Vincent a. Paradis Trust & Deborah K .Paradis, Kim Kurak & Deborah Kurak, Jeffrey K. Randall, John & Sue Breen, Eaton Cemetery and Stirling Farm Partnership.

He was late arriving for the meeting, so in a motion made by Lodi Goreau, seconded by Keith Crai, it was voted to be tabled until the May meeting. (3) in favor & (1) absent.

Application #26-05 Rene & Suzanne Many requesting to put the office space into an accessory dwelling unit.

Abutting landowners: Geoffrey Grant, James G. & Susan G Woloohojian, Peter & Lodi Goreau, George & Cynthina Lawrenc, and Colby Beinhaur.

They had been to a meeting back in October 2025 with plans for this but didn't meet the requirements for changes. The changes have been made and the Fire Marshal approval has been granted for the firewall. It now meets all requirements.

In a motion made by Keith Craig, seconded by Ethan Gevry to table until the May meeting due to one member being an abutter to the application. (2) in favor, (1) abstained & (1) absent.

Going back to Brad Stefanic Application #26-04 since he has arrived at 6:30 PM for the meeting. The (2) lot subdivision meets all requirements. The outbuilding meets setback requirements and has been surveyed, but some markers need to be approved for a final (2) lot subdivision.

In a motion made by Keith Craig, seconded by Lodi Goreau to approve Application #26-04 as a (2) lot subdivision and no motion was made for the mylar being signed as approval (3) in favor & (1) absent. He still needs to get the building permits.

Application #26-08 Charlene Goodell requesting approval for a (3) lot subdivision located at 3857 VT RTE 22A, Addison, Vt.

Abutting landowners are Scott & Kathleen Clark, Matthew & Pamela Gevry, Ethan Gevry and Sunset Lane L.L.C.

Received a letter opposing this subdivision from Scott & Kathleen Clark, an abutter opposing this subdivision in their area. This would be a major subdivision and would require State approval for a Class 3 Road Standards entrance off the State Highway. Ethan Gevry, another abutter, does not want to give up his R.O.W. if a Class 2 Road is implemented.
The driveway/road frontage needs State approval before any decisions are made.

In a motion made by Keith Craig, seconded by Ethan Gevry, an abutter, to table until the State gives approval for a Sketch Plan Review before proceeding. (2) in favor, (1) abstained & (1) absent. Tabled until next meeting May if ready.

Application #26-09 Nottonson Family Revocable Trust—Jeffrey & Mary Jane Nottonson, Trustees requesting approval for a (2) lot subdivision located on Grandey Road, Addison, VT.

Abutting landowners are: Justin M. & Katha J.V. Bolduc, John Parker 111 & Dawn M. Parker, Sweet View Farm L.L.C., Vermont Ventures L. L.C., Silas &Virginia Montgomery, Douglas F. & Joanne Lea Hutchinson, Jordan Grant and Chad & Molly Donovan.

In October of 2025 the Nottonsons were granted a waiver for 18.3 inches of road frontage on Grandey Road on a lot known as Lot #2 for the purposes of a sale and development. This action was taken at a Special Meeting called for that purpose with a (3) day public notification. Some abutters questioned why they were not personally notified of that meeting.
The evidence presented was a 40 year old survey by John Marsh & filed with the Addison Town Clerk. On that mylar plat is a hand - written note from the then Chair of the Planning Commission that the 2 lots be co - joined into one lot due to the under minimum road frontage for Lot 2.
The Nottonson have subsequently sold Lot # 1 and are now requesting approval for a 2 – lot subdivision (Lots 1 & 2) with the existing plat & waiver for under minimum road frontage
There is a question as to the validity of the survey since the pins cannot be located.
The DRB has requested that a current survey showing and installing new pins for the road frontage on Grandey Road for both Lots # 1 and Lots # 2 as a condition for approval for sketch plan review for the subdivision.

A motion was made by Ethan Gevry, seconded by Keith Craig to "accept application #26-09 as a sketch plan review with the condition of providing a new survey of the road frontage for Lots 1 & 2 before proceeding to the next step?" (3) in favor & (1) absent & (1) open position,

The ZA Dan gave his monthly report for the upcoming applications for the May DRB meeting. There are (6) applications.

The next meeting is planned for Tuesday, May 26,2026 at 6:00 PM at the Addison Community Center for the regular monthly meeting. We have (6) applications planned for this meeting.

Adjournment: A motion was made by Ethan Gevry, seconded by Keith Craig to adjourn at 740PM. (3) in favor & (1) absent & (1) open position.

Please note date meeting change

Tuesday, May 26,2026
At 6:00PM

(6) applications &
subdivisions

Scott Grant, Vice Chair

Starr Phillips, Secretary

Development Review Board