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

Unapproved (Approved on 06/22/26)
(Revised//Amended on July 09, 2026)

Meeting Tuesday, May 26,2026

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

Secretary: Starr Phillips

Board member absent: New board chair, Michael Wojoichowski. (late 30 Minutes)

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: Charlene Goodell, Rene & Suzanne Many, Pam Gevry, Janet Shaw, Scott Clark, John Grul, Jeff & Mary Jane Nottonson, Adam Whitcomb and Jeremy Stover on speaker phone

The meeting was called to order at 6:09 PM with (4) members present, (1) absent—Chair arrived late. Michael Wojoichowski was introduced to the board as the new Chair.

The oath was given by Vice-Chair Scott Grant to those in attendance that would be giving evidence for the (5) applications.

New Business:

In a motion made by Ethan Gevry, seconded by Keith Craig to approve the meeting minutes for April 27,2026 as presented. (4) in favor & (1) absent.

The Public Comment time was deemed not necessary at this meeting.
Application (#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 surveyed. The 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 this until the June22,2026 meeting.

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 meets requirements and the Fire Marshal's 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. (April meeting vote taken) Lodi accused herself.

At the May 26,2026 meeting in a motion made by Keith Craig, seconded by Ethan Gevry to approve as a final with the changes all in place for the ACCESSORY GUILDING UNIT. (3) in favor, (1) abstained & (1) absent.

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.

Charlene Goodell has received approval for (2) curb cuts, but the 3rd. one needs to have a 3 Class Road entrance driveway access.

In a motion made by Lodi Goreau, seconded by Keith Craig to approve the preliminary sketch plan and the minor (3) lot subdivision approval. (4) in favor & (1) abstained. (Ethan Gevry accused himself) Board Chair arrived during this presentation. Next step is to proceed for a final.

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 Chas & Molly Donovan.

They continued their discussion on the subdivision & the October 2025 waiver before determining to solve the solution with a VARIANCE to cover the road frontage shortage. Will plan for that at the June meeting to follow with the subdivision at the July 27th meeting. Will also need a new survey indicating the changes.
In a motion made by Etha n Gevry, seconded by Lodi Goreau to reject the waiver from October 2o25 subject to new application and continue at the June meeting. (5) in favor.

Application #26-015 Kayhart Dairy Partnership requesting to subdivide a (2) lot subdivision located at 1245 Jersey Street South. Addison. The existing parcel is 145.3 +/- acres & is currently used for agricultural purposes & is accessed off Country Club Road. The subdivision purposes to split the parcel into two lots. Lot 1 will be 138.34+/- acres & remains in agricultural uses.

Abutting landowners are Anthony Correia Revocable Trust & Barbara L. Correia, James S. Towle & Stephanie Towle, Jacob Birchmore, Mary Jackjman, Timothy Kayhart, Michael D. Kachmar & Samantha L. Kachmar, Scott Petrin & Cheri Petrin, Michael B. Kittredge & Linda A. Kittredge, Reed Family Trust, Kayhart Brothers Land Holdings, L.L.C., and Chimney Point Farm LP.

The mound system is in place & Tri Town Water accommodations are planned & a Class 3 road or services there.

In a motion made by Keith Craig, seconded by Ethan Gevry to grant approval for the presentation of the preliminary sketch plan, Will continue to proceed for a final. (5) in favor.

Application #26-16 Kayhart Dairy Partnership requesting to subdivide (tw0 lot subdivision) located at 2000 Jersey Street south, Addison. The existing parcel is 53 +/- acres and is currently used for agricultural purposes & is accessed from Jersey Street via a gravel agricultural access drive. The subdivision purposes to split the parcel into lots. Lot 1 will be 45.9 +/- acres & remain agricultural use& will be improved with a proposed 40’ wide Right of Way over the gravel drive. Lot 2 will be 6.1 +/- acres and contain a (3) – bedroom single family residence.

Abutting landowners are Anthony Correia Revocable Trust & Barbara L. Correia, State of Vermont Fish & Wildlife, Merilda Resendes Life Estate, & Anne P. Ferreira & Louise Resendes, Henry P. & Sandra F. Ingwersen Life Estate & Kurt Ingwersen, Stephen Correia, and Jeff Correia & Pamela L. Correia.

In a motion made by Ethan Gevry, seconded by Keith Craig to approve the presentation for Application #226-16 for the preliminary sketch plan for the subdivision. (5) in favor.

The septic is in place & plans for Tri Town water accommodations.

The ZA Dan gave his monthly report for the upcoming applications for the June DRB meeting. There are (6) applications. He explained the addressing of violations, meeting subdivision requirements, and the paper research involved with the preparation of the application.

The next meeting is planned for Monday, June 22,2026 at 6:00 PM at the Addison Community Center for the regular monthly meeting. We have (5) applications planned for this meeting.

Adjournment: A motion was made by Ethan Gevry, seconded by Keith Craig to adjourn at 745PM. (5) in favor

Next meeting is:

Monday June 22,2026
At 6:00PM

(5) applications &
subdivisions

Michael Wojoichowski, Chair

Scott Grant, Vice Chair

Starr Phillips, Secretary

Development Review Board