Town of Addison
Development Review Board **Approved (Approved on 09/28/26)**
65 VT Route 17W
Addison, VT 05401

Meeting: Monday, July 27,2026

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

Secretary: Starr Phillips

Board member absent: Scott Grant.

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, Andrew Kayhart, Stephen Kayhart, and Adam Grans,

The meeting was called to order at 6:08 PM by the Chair, Michael Wojoiechowski, with (4) members present, (1) absent.

In a motion made by Ethan Gevry, seconded by Lodi Goreau to approve the meeting minutes for June 22,2062 as presented was accepted. (3) in favor (1) abstained & (1) absent.

The oath was given by Chair, Michael Wojoiechowski to those in attendance that would be giving evidence for the (5) applications on the agenda.

New Business:

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

Application (#26-03) 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.

They were not ready to proceed, so tabled this until the June 22,2026 meeting. At the June 22,2026 meeting they were not ready to proceed so tabled until the July 27,2026 meeting since they are still waiting for the survey & papers for a final to be granted.

They were not ready to process since they haven't found the appropriate location for placing the wastewater mound system for State approval, so in the process for now ,May decide a different approach.

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 Third lot needs to have a 3 Class Road entrance driveway access

In a motion made by Scott Grant, seconded by Lodi Goreau to table until the July meeting since she's not ready to proceed. (final approval). (3) in favor & (2) absent.

*** Done at the July 27,2026 meeting: A preliminary sketch plan was presented for Application #26-08 showing that (2) lots are conforming & the third lot is a non-conforming lot due to the road frontage not meeting requirements & will need a Class 3 Road Stannard access for the driveway.
In a motion made by Keith Craig, seconded by Lodi Goreau to grant final approval mylar for the subdivision with condition that the Class 3 Road access is put in place for the third lot to meet road frontage requirements before the mylar is granted and signed. (3) in favor, (1) abstained & (1) absent.

Application #26-09 & #26-17 Nottonson Family Revocable Trust—Jeffrey & Mary Jane Nottonson, Trustees requesting approval for a (2) lot subdivision located on Grandey Road, Addison, VT. This was changed for a request for a VARIANCE to correct a road frontage issue during the sale of the property years ago.

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.

The discussion was continued among the interested parties & abutters with the board determining it was necessary to go into Deliberation Session for them to have an outcome.

In a motion made by Lodi Goreau, seconded by Scott Grant to go into Deliberative Session for a decision. (4) in favor & (1) absent
In a motion made by Ethan Gevry, seconded by Scott Grant to come out of Deliberative Session to determine a decision. (4) in favor & (1) absent.

In a motion made by Ethan Gevry, seconded by Lodi Goreau to approve Application #26-17 for a subdivision, but DENY the Variance for a non-conforming agricultural lot for the 27 acres since it does not meet the required road frontage according to the Town Zoning Regulations. (4) in favor & (1) absent. It will be warned for a subdivision for the July meeting to proceed.

***At the July 27,2026 meeting it was determined to put the Nottonson Application #26-09 in frozen for 45 days while they decide their next move on a tolly. This was made in a motion by Ethan Gevry, seconded by Keith Craig. (4) in favor & (1) absent.

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. Waiting for the survey & plan to proceed at the July meeting.

*** At the July 27,2026 in a motion made by Ethan Gevry, seconded by Michael Wojoiechowski to approve Application #26-15 for a final subdivision. It meets all requirements. (4) in favor & (1) absent. May need to be surveyed.

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 & Tri Town Water accommodations are approved for hook up.

Waiting for the survey & plan to proceed at the July meeting if ready.

*** At the July 27,2026 meeting in a motion made by Ethan Gevry, seconded by Keith Craig to grant final approval for Application #26-16 with all requirements being met for the subdivision. (4) in favor & (1) absent.

The Z.A Dan gave his monthly report for the upcoming applications. They are at a stand still for now. There is nothing planned for the August 24,2026 meeting.

In a motion made by Michael Wojoiechowski, seconded by Ethan Gevry to have not a meeting in August. (4) in favor & (1) absent. Please note this change.

The next meeting is planned for Monday, September 28,2026 at 6:00 PM at the Addison Community Center for the regular monthly meeting. We have (0) applications planned for this meeting.

Adjournment: A motion was made by Michael Wojoiechowski, seconded by Ethan Gevry to adjourn at 6:45PM. (4) in favor & (1) absent.

Next meeting is:

Monday, September 28,2026
At 6:00PM

(0) applications &
Subdivisions planned

Michael Wojoichowski, Chair

Scott Grant, Vice Chair

Starr Phillips, Secretary

Development Review Board