TOWN OF GRAND ISLE

9 HYDE ROAD

GRAND ISLE, VERMONT 05458

**GRAND ISLE DEVELOPMENT REVIEW BOARD**

MINUTES OF MARCH 3, 2021

Present: Board Members—David Capen, Francis LaFromboise, Panos Lekkas, Joseph Steffen, Kristy Wheel; ZAO –E. Scott Brown; Clerk—Donna LeClair

Absent: Alternate—Joe Longo

6:03 PM This meeting, held via Zoom, was called to order at 6:03 p.m. by Chair, J. Steffen who asked for roll call and then read the Remote Public Meeting Script. He asked if there were changes to the Agenda. Clerk asked, during Administrative Business, to discuss K. Wheel’s friend, Marie Prescott, shadowing her for training. **D. Capen made a motion to accept the Agenda as amended with the Clerk’s change. F. LaFromboise seconded. All voted in favor by voice vote.**

J. Steffen opened **Hearing #01-21SKP – Jeff and Karen Luce** and read the warning. Both applicants were present. Also present was Mark Ringey, an interested person. Clerk asked for his address and phone number, for the record. (P. Lekkas joined the meeting at this time.) The oath was administered to the applicants and Mr. Ringey. There was no conflict of interest, no ex parte communication. J. Steffen, point person for this hearing, asked Mr. and Mrs. Luce to explain their project.

Jeff Luce explained they propose to take Lot 1B (2 acres), what is their lot now, and put a 2-bedroom house on the proposed lot. D. Capen asked about road frontage, explaining that the map shows 144 feet along the road. Frontage was discussed and Mr. Luce said he thought he could do a boundary adjustment with his in-laws for the 6 feet needed to have 150 feet.

D. Capen said he thought the Board could classify it as a Minor Subdivision, and F. LaFromboise said it would have to go in as a Minor. **D. Capen motioned that we recess this hearing to deliberative session later in tonight’s agenda and combine it with other items. J. Steffen seconded. All voted in favor by voice vote and the motion passed.**

The Luce hearing ended at 6:20 p.m., and Mr. and Mrs. Luce and Mr. Ringey left.

6:20 PM **Hearing #07-20SKP – The William A. Champagne, Jr. Trust** was opened by J. Steffen and the warning was read. B. Champagne said Jay Buermann is his agent but was at another hearing this evening so he would be representing himself. Justina Treventi, an adjoining property owner, was present as an interested person and provided her address and phone number for the clerk. P. Lekkas took over as point person and administered the oath to B. Champagne and J. Treventi.

B. Champagne explained that the land noted in the permit was a 7-lot subdivision from sometime in the past but it was never completed. B. Champagne said every permit for the 7-lot subdivision was granted by the State of Vermont. D. Capen noted that the map

is oriented south instead of north and he questioned where the 10 acres are on the property. Champagne called the Board’s attention to a yellow trailer on Route 314, stating that the 10 acres is behind that trailer. He also referenced the solar farm. Questions also arose concerning a 1.46 acre lot, a 60-foot right-of-way, frontage and an easement. K. Wheel asked if the house will be with the 1.46 acres or will be divided off. B. Champagne said it will not be part of the 10-acre lot. It was Champagne’s opinion that the questions of the Board could be answered at the time of the Final Plat. **D. Capen made a motion the Board recess this hearing #07-20SKP to deliberate session at the end of tonight’s meeting. J. Steffen seconded. All voted in favor by voice vote.**

6:37 PM B. Champagne and J. Treventi left the meeting.

6:38 PM **ADMINISTRATIVE BUSINESS**

ZAO Updates: Scott Brown stated there are two proposals heading to the DRB. One is for a major subdivision of 4 lots, and the other is going to be a Site Plan and Conditional Use Application which is going to take a lot of review.

**D. Capen made a motion that the Decisions for Sylvester and McDonald be discussed in deliberative session. F. LaFromboise seconded. All voted in favor by voice vote.**

6:43 PM Into deliberative session.

7:38 PM Out of deliberative session.

**J. Steffen made a motion to classify Hearing #01-21SKP for Jeff and Karen Luce as a Minor Subdivision. K. Wheel seconded, and all voted in favor by voice vote.**

**J. Steffen motioned to close Hearing #01-21SKP for Jeff and Karen Luce. F. LaFromboise seconded. All voted in favor by voice vote.** Both motions carried.

**J. Steffen motioned to classify Hearing #07-20SKP – The William A. Champagne, Jr. Trust as a Single Lot Subdivision. F. LaFromboise seconded. All voted in favor by voice vote.**

**J. Steffen motioned to close Hearing #07-20SKP – The William A. Champagne, Jr. Trust. F. LaFromboise seconded; all voted in favor by voice vote.** Both motions carried.

**OLD BUSINESS**

Clerk stated she had written an article which appears in this week’s *Islander* seeking a second DRB Alternate. She said if anyone knows someone they might ask to do so.

Clerk advised the Board there have been no inquiries about her position. She suggested Marie Prescott send a letter of interest and possibly a resume which she will send to the Board for review.

7:45 PM **J. Steffen motioned to adjourn the meeting at 7:45 p.m. F. LaFromboise seconded. Those present voted in favor by voice vote. The meeting was adjourned.**

Minutes by Donna LeClair, Clerk

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Chair / Vice-Chair / DRB Member Date