

02-05-2025 DRB Meeting

Meeting minutes

Meeting Call to Order

The meeting was called to order at 6:04 PM by Joe Steffen.

Roll Call

Marie Prescott, the Clerk, conducted the roll call. Present were Joe Steffen, Jake St. Pierre, Panos Lekkas, Lucas Campbell, Marie Prescott, clerk, and Brett and Joan Sylvester. Mike Donoghue from the Islander, Lucille Campbell, and Adam Lavigne were present via Zoom.

Amend Agenda

Panos Lekkas, Vice Chair, proposed to go into Executive Session after the discussion for the DRB session.

Panos Lekkas made a motion to amend the agenda. Lucas Campbell seconded the motion. The motion passed unanimously.

Open Hearing #01-25FP-Sylvester Application

Joe Steffen opened the hearing for application #01-25FP, a final plat for major subdivision for property located at 9 Passport View Lane, tax map parts of IDs number 03-01-01.

Brett and Joan Sylvester were sworn in as interested parties.

The applicants confirmed that there were no changes from the preliminary plat. Marie Prescott noted that the board had received updated wastewater and stormwater information.

The board members stated they had no further questions, as they had previously gone through the requirements during the preliminary plat review.

Marie Prescott explained that the next steps would be for the board to write the decision, meet to go over it, and then close the hearing to approve or disapprove it. She clarified that they have 45 days to provide a decision and that the hearing would not be closed today to allow for any potential questions that might arise during the decision-writing process.

The applicants were informed that the board would meet within 45 days to finalize the decision.

Administrative Business Updates

ZAO Updates

There were no specific ZAO updates discussed during this portion of the meeting.

Clerk Updates

Marie Prescott provided several updates:

- She mentioned that Lucille had provided some information regarding the Round Barn to the board and wanted to ensure everyone received copies.
- A question had arisen about interested parties in the Round Barn, specifically regarding the Historical Society's desire to be an interested party. Marie sought clarification on whether they could be considered an interested party or if they should pursue a petition with 10 signatures. Joe read the definition of interested parties from the bylaws, which included various categories such as property owners, municipalities, and groups of 10 or more voters, residents, or property owners. It was determined that the Historical Society, as a nonprofit organization, would likely need to gather a petition with at least 10 signatures to be considered an interested party. Marie mentioned she had contacted VLCT for clarification on the petition process but had not received a response yet.

- The board discussed a communication from the Town attorney, David Rugh, regarding the application process for the Round Barn project. The attorney had stated that a sketch plan review was not appropriate, and a Site Plan Review was required.
- After discussion, the board decided to proceed with the scheduled sketch plan review meeting on the 19th, understanding it would be an informational discussion without any formal decisions being made.

Discussion regarding Executive Session

Panos Lekkas, Vice Chair, proposed to go into Executive Session.

Panos Lekkas made a motion to enter Executive Session. Lucas Campbell seconded the motion.

Mike Donoghue asked to state which statute they were going into Executive Session for and advised that their response does not meet the requirements of the law. Mike stated that the Selectboard meeting was in open session discussing questions and answers, and that they are able to do the same. Jake St. Pierre asked for clarification, and Mike asked them to provide where in the law it provides the DRB can go into closed session to discuss, and that should be in an open meeting.

Jake St. Pierre read the statute for Executive Session. Mike Donoghue stated he did not feel any of the statute applied for going into Executive Session. Lucas Campbell stated they were discussing the employment of someone and the board decided to vote into executive session.

The board continued the vote to enter Executive Session. They exited Executive Session at 6:55 pm.

Upon returning from executive session, the board made the following statement:

The DRB members unanimously and temporarily rescinded their resignations pending further communication with the Selectboard regarding G1 and G3 licenses. They expressed a desire to meet with the Selectboard to discuss these issues further, reserving the right to proceed with resignations in the future if they feel the Selectboard's decisions overstep their authority.

The board also discussed arranging a special meeting with the Selectboard, potentially including IT expert Ryan, to address concerns about licensing and IT matters. Selectboard member, Josie Leavitt, suggested having all parties together at a special meeting. It was agreed that Joe would reach out to Jeff to establish this special meeting. Mike Donoghue also discouraged group email conversations as they are also a violation of the Open Meeting Law.

Upcoming Meetings Discussion

Marie Prescott provided information on upcoming meetings:

- The town library and Round Barn projects would be discussed on the 19th.
- A conditional use hearing for property owners at 6 Quaker Road was scheduled for March 2nd. This hearing was related to a curb cut issue stemming from a 2006 decision during the Dale Morway development.

Adjourn

Lucas Campbell made a motion to adjourn the meeting at 7:02 PM on February 5, 2025. Panos Lekkas seconded the motion. The motion passed unanimously.