

2025-08-20 DRB Meeting

Meeting minutes

Meeting Call to Order

The meeting was called to order at 6:01 PM on August 20, 2025.

Roll Call

Present: Mike Winters, Brett Sylvester, Jake Saint Pierre, Vice Chair Lucas Campbell, and Clerk Adam Lavigne. Chair Panos arrived shortly after roll call.

Amend Agenda for items not listed

Several amendments to the agenda were proposed:

Lucas Campbell stated he did not complete writing the Grand Isle Library decision, suggesting it be postponed to the next meeting.

Clerk Lavigne noted that the Sylvester Mylar would not be signed today due to an error discovered by Melissa and himself. The Mylar incorrectly stated "reviewed by the DRB of Milton" instead of Grand Isle. The architect had been notified and this was being corrected.

Clerk Lavigne also mentioned that the Nedde Plat update was still in progress, going back and forth with the attorney.

Motion: To accept the amended agenda.

Moved by: Lucas Campbell

Seconded by: Jake Saint Pierre

Vote: All in favor, motion carried.

Sign #01-25 Sylvester Mylar

This item was removed from the agenda due to an error discovered on the Mylar. Clerk Lavigne explained that the document incorrectly listed "reviewed by the DRB of Milton" instead of Grand Isle. The error had been discovered that day by Melissa and himself. The architect was notified and the correction was in progress. Brett Sylvester mentioned he would try to pick up the corrected version the following day.

#04-24 FP Nedde Plat Update – Signing (if required)

Chair Lavigne provided an update on the Nedde Plat situation. He explained that he had learned from the town lawyer that the 180-day period starts from the signing of a decision, not the date of the vote to approve the application. The Nedde decision was signed exactly 180 days prior to when it was recorded on January 4th.

Clerk Lavigne noted that when he and Melissa went to amend the plat, additional concerns arose that required further consultation with the lawyer. The issue involved the recorded plat having the wrong date listed. The original plat showed it was decided on June 26th, but the signed decision was dated July 8th. Since July 8th to January 4th was exactly 180 days, it was theoretically valid, but the incorrect date on the final plat required amendment.

Melissa had expressed uncertainty about the proper procedure for amending a Mylar and wanted further guidance from the lawyer.

#05-25 SPR & CU Grand Isle Library – Decision drafting & signing

This item was removed from the agenda as Lucas Campbell had not completed writing the decision. He committed to preparing it for the next meeting on September 3rd. The board discussed the timeline, noting they had 45 days from the hearing closure (August 6th) to issue the decision, making the deadline September 20th, which would be 45 days from closing.

Updates of ZAO – N/A

Clerk – Review Minutes of last meeting

Clerk Lavigne provided several updates:

- A minor subdivision or single lot subdivision application was likely to be submitted in the next month or two, as a landowner had called with questions.
- Regarding a question about Cotaville LLC and a 2015 decision classifying a propane transfer station as "not open to the public," Clerk Lavigne researched the minutes from that hearing which confirmed this classification. However, board members Lucas Campbell and Brett Sylvester noted they had both personally visited the business multiple times as members of the public to purchase propane, diesel, and home heating oil.
- Chair Panos Lekkas explained that the owner would need to submit a new conditional use application, as the appeal period for the original decision had long passed, and the business appeared to be operating outside the parameters of what was originally approved.
- Panos mentioned a variance application had been discussed at a recent Select Board meeting.

The board discussed holding meetings on September 3rd and 17th. While there was consideration to cancel the September 3rd meeting, they decided to keep it to review the Grand Isle Library decision and potentially sign Brett's corrected Mylar.

Motion: To accept the minutes from last week as written.

Moved by: Jake St. Pierre

Seconded by: Lucas Campbell

Vote: All in favor, with Panos abstaining as he was not present at the previous meeting.

ADJOURN

Motion: To adjourn the meeting at 6:21 PM.

Moved by: Jake St. Pierre

Seconded by: Brett Sylvester

Vote: All in favor, motion carried.