2025-09-10 - DRB meeting

Meeting minutes

Meeting Call to Order

Chair Panos Lekkas called the Development Review Board meeting to order at 6:00 PM on September 10, 2025.

Roll Call

Present: Panos Lekkas (Chair), Lucas Campbell (Vice Chair), Jake Saint Pierre, Brett Sylvester, and Adam Lavigne (DRB Clerk).

Amend Agenda for items not listed

Adam Lavigne proposed adding a vote to cancel the September 17th meeting at the end of the agenda.

> Motion: Chair Lekkas moved to accept the agenda with the amendment noted to add a vote to cancel the September 17th meeting.
>
> Second: Vice Chair Lucas Campbell seconded the motion.
>
> Vote: Motion carried unanimously.

#01-25 Sylvester Mylar - Signing

The Board reviewed the Sylvester Mylar that required signing. Lucas Campbell identified a discrepancy between this Mylar and the previous version where measurements differed by approximately 2-3 feet in some locations.

The Board discussed several measurements in detail, including a notation showing "55 feet, 38 inches" which they found peculiar as 38 inches equates to more than 3 feet. They also noted that one line showed "691.86" on one document versus "693.36" on another.

After careful review, the Board determined that despite these minor discrepancies, the total acreage (5.2 acres) remained the same between both versions, and the coordinates were substantially identical. They referenced town attorney David's opinion that if differences between the application map and final plat would not be evident to someone reviewing the decision with the final Mylar, it would be acceptable.

Chair Lekkas signed both copies of the Mylar in blue ink, dating them April 30, 2025 (the approval date) and September 10, 2025 (the signing date).

#04-24 FP Nedde Plat Update – Signing

Adam Lavigne presented the FP Nedde Plat that required an amendment to be written by hand before signing.

While Adam worked on the amendment, the Board began discussing the Grand Isle Library decision. After completing the amendment, Chair Lekkas signed the plat with the same dating procedure as the previous item. Approval date of July 8th, 2024 and signing date of January 4th, 2025, with an amended signing date of September 10th, 2025.

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

The Board reviewed the draft decision for the Grand Isle Library application. Lucas Campbell read through the findings of fact and decision sections in detail, with Board members suggesting edits along the way.

Key points from the decision included:

- The application was for site plan review and conditional use approval to construct a new single-story public library with attached community meeting space on the former town garage site.
- The project includes a 4,000 square foot library with community room, 47 parking spaces, new driveway access, on-site wastewater disposal via a mound system, stormwater management via gravel wetland, and landscaping.
- The project is supported by a Vermont Department of Libraries construction grant of $1,680,000 with a performance period ending December 31, 2026.

The Board made several amendments to the draft decision:

- Corrected "Grand Isle Fire District 4" to "Grand Isle Consolidated Water District"
- Modified language regarding exterior lighting to be more general, stating it "will not alter the lighting conditions of the community and will minimize light pollution" rather than specifying exact requirements for cut-off, shielded, and dimmable fixtures

After reviewing the entire document, the Board voted to approve the decision as amended. Adam Lavigne indicated he would finalize the formatting and obtain Lucas Campbell's signature in the coming days to ensure it could be mailed by Monday.

Motion: Lucas Campbell moved to accept the decision for the Grand Isle Library as amended.

Second: Jake St. Pierre seconded the motion.

Vote: Motion carried with Chair Panos abstaining as he is an interested party.

Updates of ZAO

Adam Lavigne reported there were no updates from the Zoning Administrative Officer at this time.

Clerk – Review Minutes of last meetings

The Board reviewed the minutes from the August 20, 2025 meeting.

Motion: Lucas Campbell moved to accept the minutes from August 20, 2025 as written.

Second: Jake St. Pierre seconded the motion.

Vote: Motion carried unanimously.

UPCOMING MEETINGS

The Board discussed upcoming meetings. Adam Lavigne confirmed there were no pending applications at this time. The next regularly scheduled meeting would be October 1, 2025, followed by October 15, 2025.

Motion: Lucas Campbell moved to cancel the September 17, 2025 meeting.

Second: Chair Lekkas seconded the motion.

Vote: Motion carried unanimously.

ADJOURN

Motion: Lucas Campbell moved to adjourn the meeting at 6:52 PM.

Second: Jake St. Pierre seconded the motion.

Vote: Motion carried unanimously.