

2025-07-02 DRB Meeting

Meeting minutes

Meeting Call To Order

Chair Panos Lekkas called the DRB meeting to order at 6:00 PM on July 2, 2025.

Roll Call

Panos Lekkas conducted the roll call. Present were Lucas Campbell, Jake Saint Pierre, Brett Sylvester, Mike Winters, Panos Lekkas, and Clerk Adam Lavigne. Community member Jason Burr was also present as a guest counsel for Brett Sylvester.

Amend Agenda For Items Not Listed

Lucas Campbell noted that time needed to be added for Jason Burr to review Sylvester's Mylar as the surveyor. Adam Lavigne confirmed this would be at the 6:05 review.

Jake Saint Pierre inquired if he would be sworn in during this meeting. Chair Lekkas suggested it might happen next time, but after further discussion, it was decided to proceed with swearing in Jake during this meeting.

Motion To Accept Agenda With Any Amendments (VOTE)

Lucas Campbell made a motion to accept the agenda with amendments. Mike Winters seconded the motion. The motion passed unanimously.

Review #01-25 Sylvester's Mylar With Surveyor

Jason Burr, the surveyor, explained the discrepancies found in the Sylvester's Mylar:

- At point number 8 for lot 8, there was a drafting mistake where the line wasn't connected to the marker as set in the computer.
- Between points 9 and 12, the actual distance is 285.345 feet to the thousandth of a foot, which rounds differently when labeled due to CAD precision.

Burr emphasized that no physical markers or coordinates changed, only the way lines were drawn or labeled. The lot sizes were not affected, as they are only given to the hundredth of an acre.

The board discussed the implications of these discrepancies. Chair Lekkas suggested contacting the town lawyer to ensure there wouldn't be any issues down the road, given that the changes were minimal and didn't affect lot sizes.

The board decided to seek legal guidance before proceeding with approval of the Mylar.

Deliberative Session – Writing Minaya Decision

Lucas Campbell made a motion to go into deliberative session at 6:10 PM on July 2, 2025, for writing the Minaya decision. The motion was seconded and passed unanimously.

The board entered deliberative session.

Lucas Campbell made a motion to come out of deliberative session. The motion was seconded and passed unanimously.

Updates Of ZAO – 2 New Applications In, #04-25 SKP McNeil & Westlake and #05-25 CU GI Library

Adam Lavigne provided updates on two new applications:

- Application #04-25: Sketch plan review for McNeil and Westlake, a single lot subdivision. This will be reviewed at the next meeting. Mike Winters volunteered to be the point person for this application.
- Application #05-25: Conditional use with site plan review for the Grand Isle Library. This has been scheduled for the first meeting in August. Panos Lekkas will be the point person for this application. Lavigne anticipates significant public interest due to it being a new town building.

Clerk – Review Minutes Of Last Meeting, Distribute DRB Town Emails To Members, Follow Up On Ethics Training

Review Minutes of Last Meeting

Lucas Campbell made a motion to accept the minutes as written. The motion was seconded and passed unanimously.

Distribute DRB Town Emails To Members

Adam Lavigne informed the board that the town of Grand Isle has decided to provide each DRB member with an official Microsoft account for town business. He will email each member individually with their new login details and temporary password. Members were instructed to use these accounts for all DRB-related communications.

Follow Up On Ethics Training

Chair Lekkas reminded everyone to complete their ethics training if they haven't done so already.

Adam Lavigne mentioned he was behind on stipend payments and would be submitting them that evening. He requested payment information from board members who hadn't yet provided it.

Adjourn – Motion To Close Meeting (VOTE)

Lucas Campbell made a motion to adjourn the meeting at 7:37 PM. The motion was seconded and passed unanimously.