

2026-02-18 DRB Meeting

Meeting minutes

Meeting Call to Order

The Grand Isle Development Review Board meeting was called to order at 6:03 PM on Wednesday, February 18, 2026.

Roll Call

Board members present: Lucas Campbell, Jake St. Pierre, Brett Sylvester, Mike Winters, and Clerk Adam Lavigne. Chair Panos Lekkas participated remotely.

Applicants present: Ashley White and Sierra Pembroke (remote).

Interested persons present: Ed Biggins and Katie O'Brien.

Amend Agenda for Items Not Listed

No amendments were proposed to the agenda.

Motion: To accept the agenda as written. Made by: Lucas Campbell Seconded by: Jake St. Pierre Result: Approved unanimously.

Hearing: #01-26 FP White & Pembroke for Minor Subdivision

The Board conducted a public hearing for the White & Pembroke minor subdivision application. Ashley White and Sierra Pembroke requested approval to subdivide two small lots from a 115-acre parcel for the purpose of building individual homes.

Clerk Adam Lavigne administered the oath to the applicants and reviewed the interested persons requirements under Vermont law. Ed Biggins identified himself as an interested person as an adjoining property owner at 9 Emerald Point Road. Katie O'Brien identified herself as an interested person representing Emerald Point LLC, also an abutting property.

Ashley White explained that there had been no significant changes to the application since the previous hearing. Sierra Pembroke had begun work on her driveway installation before winter, which resulted in crossing the boundary line by approximately eight feet into her mother's land. An easement had been prepared to address this minor encroachment. The town had issued a curb cut permit, and town officials inspected and approved the work. High-density plastic culvert was installed per town recommendation.

The applicants confirmed they had completed all required state permitting, including consultation with the state regarding wetlands (which were determined not to be an issue) and submission of a shoreland permit application, which was nearing the end of its public comment period. The applicants will plant additional trees near the shoreline to extend the tree line as recommended by the state.

Both lots will connect to municipal water. Wastewater permits have been obtained for on-site septic systems. Ashley White's septic system will be located parallel to East Shore North Road, closer to the road, while Sierra Pembroke's system location was shown on the submitted plans.

Katie O'Brien, representing three sisters who own the adjacent Emerald Point LLC property, expressed support for the application and looked forward to being good neighbors. Ed Biggins also expressed his support as an adjoining neighbor.

The Board determined that all necessary documentation had been submitted, including updated site maps with latitude and longitude coordinates, wastewater permits, and other required materials. No Board members raised additional questions or concerns.

The Board will prepare a written decision within the 45-day statutory deadline. The applicants will receive formal notification by mail.

Updates of ZAO

The Zoning Administrative Officer provided updates on upcoming applications. Mr. Cobb of Canamak Farms is proceeding with a single-lot subdivision, beginning with sketch plan review followed by final plat. All documents have been received, and the hearing will be scheduled for the second meeting in March. Carl has asked Jay to serve as his representative.

The McNeil and Westlake hearing has been officially warned for the next meeting on March 4, 2026.

Clerk – Review Minutes of Last Meetings

The Board reviewed and approved minutes from the January 7, 2026 meeting.

Motion: To approve the minutes of January 7, 2026 as written. Made by: Lucas Campbell Seconded by: Jake St. Pierre Result: Approved unanimously (Brett Sylvester, Mike Winters, Lucas Campbell, and Panos Lekkas voting in favor).

The Board reviewed and approved minutes from the February 4, 2026 meeting.

Motion: To accept the meeting minutes of February 4, 2026 as written. Made by: Lucas Campbell Seconded by: Jake St. Pierre Result: Approved unanimously.

The Board confirmed the next hearing is scheduled for March 4, 2026 for the McNeil and Westlake application. Lucas Campbell noted he would not be present for that meeting.

ADJOURN – Motion to Close Meeting

Motion: To adjourn the meeting at 6:26 PM. Made by: Lucas Campbell Seconded by: Mike Winters Result: Approved unanimously.