

Town of Grand Isle

2026-03-04 DRB Meeting

Meeting minutes

Meeting Call to Order

The Development Review Board for the Town of Grand Isle was called to order on Wednesday, March 4, 2026, at 6:00 PM at the Grand Isle Town Office.

Roll Call

Chair Panos Lekkas called the roll: Chair Panos Lekkas, Members Jake St. Pierre, Brett Sylvester. Applicant agent Jay Buerman for McNeil & Westlake was present, as was Joy Schell, a resident and neighbor of the McNeil & Westlake property.

Amend Agenda for Items Not Listed

Jake St. Pierre moved to amend the agenda to remove the Deliberative Session to review #01-26 FP White & Pembroke, rescheduling that item to the March 18th meeting.

Motion by Jake St. Pierre to accept the agenda as amended. Seconded by Brett Sylvester. Vote: Unanimous in favor.

Hearing: #02-26 FP McNeil & Westlake for Single Lot Subdivision

Jay Buerman, civil engineer, presented on behalf of applicants Brian McNeill and Judy Westlake. The proposal involves subdividing an existing 11.59-acre parcel into two lots: a new Lot 3 of 1.28 acres intended for sale and construction of a single-family residence served by municipal water and on-site wastewater disposal, with the remaining Lot 1 of approximately 10.31 acres retaining the existing four-bedroom single-family house. Mr. Buerman walked through the final plat requirements under Section 7.13.2 & 7.13.3 of the bylaws, confirming that all required application materials, copies, deeds, the water and wastewater disposal permit, survey plat, and engineering plans had been submitted.

A 60-foot-wide right-of-way from Lovers Lane was noted as benefiting both Lot 1 and Lot 3, but conditioned on the plat to serve no more than one residential dwelling, ensuring Lot 1 could not use it to access a future additional house. Mr. Buerman clarified that a replacement wastewater system area was identified on Lot 1 to ensure adequate capacity for the existing house following the subdivision. Lot 3 will be served by Town Water. Hydric soils were noted at the westerly end of Lot 1, suggesting potential wetlands, though no development is proposed in that area.

Interested party Joy Schell, a neighboring resident at 8 Dodge Terrace, was sworn in and raised three concerns. First, she expressed concern about visual privacy, noting that a significant number of trees along the shared property line had been removed in the prior year, leaving her property with a clear view toward the proposed lot. She requested that a

vegetative buffer be planted between the properties. Mr. Buerman acknowledged the concern but stated he was not in a position to offer additional screening beyond what exists, though he noted the hedgerow had historically provided substantial buffering. Second, Ms. Schell raised a concern about her existing well and potential contamination from the proposed septic system. Mr. Buerman explained the state-mandated isolation zone requirements, noting that the proposed disposal field is approximately 247 feet from her well—47 feet beyond the mandatory 200-foot isolation zone for a downhill well. Third, Ms. Schell expressed concern about damage to Lovers Lane from heavy construction equipment. Mr. Buerman responded that the town road agent would be responsible for ensuring any damage is remediated by the contractor, and advised Ms. Schell to escalate to the Select Board if concerns were not addressed.

The hearing was left open to allow for deliberation at the March 18th meeting.

Deliberative Session to Review #01-26 FP White & Pembroke

This item was removed from the agenda by amendment and rescheduled to the March 18th, 2026 meeting.

Updates of ZAO

No updates.

Clerk – Review Minutes of Last Meetings

The Clerk, Adam Lavigne, noted minor formatting corrections to motion spacing in the prior minutes, with no changes to content. The minutes were accepted as written.

Motion by Jake St. Pierre to accept the meeting minutes as written. Seconded by Brett Sylvester. Vote: Unanimous in favor.

Upcoming Meetings

The Board noted the following upcoming meetings: March 18th, 2026 – Hearing #03-26 BL Cobb (Boundary Line Adjustment); April 1st, 2026 – Open.

Adjourn

Motion by Jake St. Pierre to adjourn the meeting at 6:41 PM. Seconded by Brett Sylvester. Vote: Unanimous in favor.