

DEVELOPMENT REVIEW BOARD

TOWN OF GRAND ISLE
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RESOLUTION OF APPLICATION

BY

White & Pembroke

FOR

FINAL PLAT APPROVAL

HEARING #01-26 FP

On February 18, 2025, the Grand Isle Development Review Board (DRB) considered Application #01-26FP, a Final Plat Review for proposed minor subdivision located at 221 East Shore North, identified as Tax Parcel ID #03-02-11.1 in the Town of Grand Isle.

The application was submitted by Ashley White & Sierra Pembroke on October 15, 2025. The 115.4 acre lot is owned by the applicants' mother, Marie Rock. Applicants hope to subdivide the parcel, creating two additional lots: White's Lot 3 (2.5 acres) and Pembroke's Lot 2 (3.36 acres). Rock's Lot 1 is to be composed of the remaining 110 acres±. The applicants plan to construct homes on their new lots. Ashley' Lot 3 is to be the site of a 4 bedroom house. Pembroke's Lot 2 is to be the site of a 5 bedroom house.

The DRB voted to classify the proposed subdivision as a Minor Subdivision.

On November 5, 2025, the scheduled Sketch Plan Review for White & Pembroke could not proceed due to lack of quorum and absence of the applicant. Chair Lekkas stated that the sketch plan review would be continued to the next available date on November 19, 2025.

On November 19, 2025, Ashley White presented a subdivision proposal to create two new lots from a larger parcel of family-owned land. The property would be divided to allow White and her sister, Sierra Pembroke, to build homes. The applicants had completed surveys for both lots and obtained wastewater permits. White noted that a small wetland area (classified as Class 2) exists on her portion of the property.

The Board determined this constitutes a minor subdivision as it creates three lots (two new lots plus the remainder of the original parcel) from a single parcel. After confirming both proposed lots exceed one acre in size and have adequate road frontage, the Board classified the application as a minor subdivision.

The applicants were informed of requirements for the next meeting, which would be the Final Plat Review, including the need for detailed site plans showing driveways, building locations, and utilities.

On February 18, 2025, 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. 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. A 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. 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.

Now, having considered the application, together with all relevant testimony, both written and oral, the Board finds, concludes, and decides as follows:

FINDINGS OF FACT

Finding 1. In accordance with the Town of Grand Isle Zoning Bylaws and Subdivision Regulations (October 25, 2021), Ashley White & Sierra Pembroke applied on October 15, 2025, for Preliminary Plat approval for Minor Subdivision for a 115.4-acre property at 221 East Shore North, identified by Tax Map Parcel ID #03-02-11.1 in the Town of Grand Isle.

Finding 2. Marie Rock owns the 115.4-acre parcel, having acquired the land from the estate of the Beverly G. Rock dated August 9th, 2016, and recorded in Book 126, Pages 136-137 of the town of Grand Isle Land Records.

Finding 3. The current application, #01-26 FP, proposes to subdivide the parcel, creating two additional lots: White's Lot 3 (2.5 acres) and Pembroke's Lot 2 (3.36 acres). Rock's Lot 1 is to be composed of the remaining 110 acres±. The applicants plan to construct homes on their new lots. White's Lot 3 is to be the site of a 4 bedroom house. Pembroke's Lot 2 is to be the site of a 5 bedroom house.

Finding 4. All lots have driveways off East Shore North.

Finding 5. On January 29th, 2026 letters were mailed to Ashley White, Sierra Pembroke, and Marie Rock, providing notice of Public Hearing #01-26 FP to be held on February 18th, 2026.

Finding 6. Copies of the same letter dated January 28th, 2026, were mailed to all owners of properties adjoining the subject property of the applicant.

Finding 7. On or about February 1st, 2026, notice of Public Hearing #01-26 FP was posted outside Grand Isle Town Office at 9 Hyde Road, Emmons Market, located on U.S. Route, and on the town website. Notice was also published in the *Islander* newspaper edition of January 26th, 2026.

Finding 8. On February 18th, 2026, the Development Review Board opened public Hearing #01-26 FP to consider the application for a Minor Subdivision. The meeting was conducted in person and by Zoom, with the following members of the Board present: Panos Lekkas (remote), Lucas Campbell, Jake St. Pierre, Mike Winters, and Brett Sylvester. The applicants Ashley White and Sierra Pembroke (remote) were present. Interested parties were present: Ed Biggins identified himself as an interested person as an adjoining property owner at 9 Emerald Point Road and Katie O'Brien (remote) identified herself as an interested person representing Emerald Point LLC, also an abutting property.

Finding 9. The applicants presented their case. 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.

GENERAL ZONING REGULATIONS [SECTIONS 3, 4, 5]

Finding 10. The property proposed for subdivision is located in the Residential Shoreline District. Current use of the property is residential and agriculture.

Finding 11. All three proposed lots are at least 1 acre in size and thus comply with minimum requirement for lot size, Section 3.3.

Finding 12. The site plan indicates that the driveway will be positioned such that the required 15-foot setback from property lines will be maintained.

GENERAL PLANNING AND EVALUATION STANDARDS [Section 7.9]

Finding 13. Water is to be provided to residences by Grand Isle Consolidated Water District. The lots are serviced by wastewater permits WW-6-4590, WW-6-6359 was previously approved by the Vermont Department of Environmental Conservation.

Finding 14. The proposal includes adequate provision for the control of runoff and erosion during and after construction.

Finding 15. The land generally is not unsuitable for development due to improper drainage, steep slopes, rock formation, adverse earth formations or topography, utility easements, or other features that would be harmful to the safety, health, and general welfare of inhabitants of the subdivision or surrounding areas.

Finding 16. No portion of the proposed development is located in a mapped flood plain.

Finding 17. The area surrounding the property includes the lake and residential parcels. An additional subdivision will not alter the character of the area.

Finding 18. The sites are suitable for the proposed density.

Finding 19. The proposed subdivision will create new residential lots accessed

primarily from a public road (East Shore North).

Finding 20. The proposed development is unlikely to create unsafe conditions due to traffic congestion.

Finding 21. Lot 2 Southeast is burdened by an easement for a wastewater system benefitting Pomykala.

REQUIRED IMPROVEMENTS [Section 7.10]

Water Supply [Section 7.10.4.3]

Finding 24. Water is to be provided to residences by Grand Isle Consolidated Water District.

FINAL PLAT REQUIREMENTS [Section 7.12]

Finding 27. The applicant has submitted Plat Maps and Plans that contain all seven required features of Section 7.13.

CONCLUSIONS OF LAW

Conclusion 1: Applicant did properly apply for Final Plat Approval for a Minor Subdivision.

Conclusion 2. The proposed development is in compliance with the Zoning Bylaws and Subdivision Regulations of Grand Isle, adopted October 25, 2021.

DECISION

The Board hereby Grants approval of the Final Plat application with the following conditions:

CONDITIONS

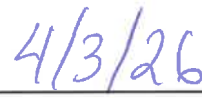
Condition 1. All required permits from the State of Vermont shall be part of the application for Final Plat approval unless there is reason to request deferral.

Condition 2. All utilities serving lots 2 & 3 must be constructed underground.

In accordance with Title 24 V.S.A, Section 4471, the Board's decision may be appealed to the Environmental Court with thirty (30) days of its decision.



Panos Lekkas, Chair



Date

Votes of Participating Members

Panos Lekkas	- Yes
Lucas Campbell	- Yes
Jake St. Pierre	- Yes
Mike Winters	- Yes
Brett Sylvester	- Yes