

Town of Grand Isle

2026-03-18 DRB Meeting

Meeting minutes

Meeting Call to Order

DRB Chair Panos Lekkas called the meeting to order at 6:00 PM on March 18, 2026. Roll call was conducted by Panos confirming the presence of: Chair Panos Lekkas, Vice Chair Lucas Campbell, Jake St. Pierre, Brett Sylvester, Mike Winters, and clerk Adam Lavigne. Applicant Carl Cobb and Agent for the applicant Jay Buerman were also in attendance as was interested party Mitchell.

Chair Lekkas made a motion to reorganize the agenda, moving the McNeil and Westlake hearing before the White and Pembroke hearing to accommodate Jay Buerman's schedule. The motion was seconded by Lucas and approved unanimously.

Hearing: #03-26 BL Cobb Boundary Adjustment

Mike Winters served as the point person for the boundary line adjustment application submitted by Jay Buerman Engineering LLC on behalf of the Cobb family. The application proposed adjusting the boundary between existing Lot 5 (11.07 acres) and Lot 7 (11.11 acres).

The proposal would reduce Lot 7 to 1.48 acres around the existing house site (where a mobile home had burned down in May 2025) and transfer the remaining 9.63 acres to Lot 5, creating a combined agricultural lot of approximately 20.6 acres. The adjustment was requested to protect agricultural access and maintain farming operations.

After administration of oaths to all participants, the board reviewed the technical aspects of the proposal. Jay Buerman explained that this constituted a boundary line adjustment rather than a subdivision since it maintained two lots while only moving property lines. The adjustment fell under Section 5.10 of the zoning regulations, which allows boundary line adjustments within recorded mylars prior to sale.

The board confirmed that the proposal met all requirements: it maintained the same number of lots, preserved the agricultural character of the area, included proper surveying, and had obtained necessary state wastewater permits. The 2% rule regarding wastewater permits was satisfied, with a new permit obtained for the reduced Lot 7.

Motion: Made by an Lucase Campbell to approve the boundary line adjustment. Seconded by Mike Winters. Motion carried unanimously.

Continued hearing to review #02-26 FP McNeil & Westlake

The board reviewed the final plat application for a minor subdivision creating Lot 3 (2.5 acres) from the existing McNeil and Westlake property. Jay Buerman represented the applicants.

Initial discussion focused on frontage requirements, with the board determining that the proposed lot had only 60 feet of frontage through a right-of-way, falling short of the required 150 feet. However, upon review of Section 4.7 of the access regulations, it was established that lots without adequate frontage could access public roads through permanent easements or rights-of-way of at least 30 feet width.

The board confirmed that an existing 60-foot right-of-way was already established in the Pontbriand deed (Book 134), benefiting Lot 1 and transferable to future lot owners. This existing right-of-way eliminated the need for a conditional use permit, as the access had been previously approved.

Technical details were resolved regarding the proposed 30-foot right-of-way for agricultural access, wastewater isolation zones, and utility installations. The board confirmed that all utilities would be installed underground as required by town regulations.

Discussion included review of deed restrictions regarding tree line preservation within the right-of-way and the 14-foot maximum width limitation for the driveway within the 60-foot easement.

Motion: Panos Lekkas moved to close the hearing for McNeil and Westlake. Seconded by Jake St. Pierre. Motion carried unanimously.

Motion: Jake St. Pierre moved to grant the decision for McNeil and Westlake as written. Seconded by Panos Lekkas. Motion carried unanimously.

Continued hearing to review #01-26 FP White & Pembroke

Jake St. Pierre presented the final plat application for Marie Rock's property subdivision, creating two additional lots for her daughters: White's Lot 3 (2.5 acres) for a 4-bedroom house, and Pembroke's Lot 2 (2.36 acres) for a 5-bedroom house. The remaining Lot 1 would retain approximately 110.8 acres.

The board reviewed the technical findings, confirming compliance with zoning requirements including minimum lot sizes, setbacks, and access provisions. All lots would have driveways directly off East Shore North public road. Water service would be provided by the Grand Isle Consolidated Water District.

Administrative corrections were made to the findings document, including updates to fire district designation and removal of inapplicable stormwater requirements for minor subdivisions. The wastewater disposal easement from Lot 2 to benefit Pembroke was noted in the findings.

Motion: Lucas Campbell moved to close the hearing for White and Pembroke. Seconded by Jake St. Pierre. Motion carried unanimously.

Motion: Lucas Campbell moved to grant the minor subdivision for White and Pembroke. Seconded by Mike Winters. Motion carried unanimously.

Updates of ZAO – N/A

No updates were provided from the Zoning Administrator.

Clerk – Review Minutes of last meetings

Motion: Jake St. Pierre moved to approve the minutes of the March 4th meeting as written. Seconded by Brett Sylvester. Motion carried. Lucas & Mike abstained.

UPCOMING MEETINGS

The board discussed upcoming meetings scheduled for April 1st and April 15th, 2026. Clerk Adam Lavigne requested to meet on April 1st solely to obtain signatures on written decisions from the evening's hearings.

Motion: Lucas Campbell moved to cancel the April 1st meeting. Seconded by Mike Winters. Motion carried unanimously.

The next regular meeting was confirmed for April 15th, 2026, which will include viewing the required open meeting law presentation.

ADJOURN

Motion: Lucas Campbell moved to adjourn the meeting. Seconded by Jake St. Pierre. The meeting was adjourned at 8:25 PM.