

Town of Grand Isle

2026-04-15 DRB Meeting

Meeting minutes

Meeting Call to Order

The Development Review Board meeting for Grand Isle was called to order on April 15th, 2026, at 6:00 PM. Roll call was conducted with the following members present: Lucas Campbell, Mike Winters, Brett Sylvester, Panos Lekkas, Jake St. Pierre, and clerk Adam Lavigne.

Amend Agenda for items not listed

Adam Lavigne proposed an amendment to the agenda regarding the Open Meeting Law training, suggesting the board could either watch the 45-minute video together during the meeting or individually on their own time. After brief discussion, the board decided to watch the training together as a group.

Motion: Jake St. Pierre moved to accept the agenda as written. Lucas Campbell seconded. Motion passed unanimously.

Open Meeting Law DRB Training

The board watched a comprehensive 45-minute training video on Vermont's Open Meeting Law presented by Secretary of State Sara and General Counsel Jenny Crosser. The training covered key requirements including public notice, meeting accessibility, public participation, executive sessions, minutes and recording requirements, and enforcement procedures.

During the training, members of the public Joy Shell and Dan Pontbriand joined the meeting remotely.

Updates of ZAO – N/A

No updates were available from the Zoning Administrative Officer.

Clerk – Review Minutes of last meetings. Review comments from residents.

Dan Pontbriand raised concerns about Brian McNeil's subdivision, presenting new information from the Department of Environmental Conservation (DEC) regarding contaminated soils that were stored on the property from 1997 to 2007. Pontbriand expressed concern that this information was not disclosed during his property purchase and questioned whether it should have been disclosed for the current subdivision application.

The board clarified that while the hearing was closed as of the 18th and new evidence cannot be submitted, the DRB's authority is limited to verifying that proper permits are obtained from the appropriate agencies like the DEC. Environmental contamination issues fall under DEC jurisdiction, and Pontbriand was advised that his recourse would be to appeal the wastewater permit to the DEC or environmental court.

Adam Lavigne noted that as part of the subdivision hearing process, the DEC was notified and had the opportunity to respond with concerns within 45 days, which did not occur in this case.

Joy Shell inquired about whether applicants must disclose environmental hazards on their applications. The board explained that while disclosure may be required under real estate law, the DRB's review is limited to compliance with local bylaws and proper permits from relevant agencies.

The minutes from the previous meeting were reviewed and approved.

Motion: Mike Winters moved to approve the minutes. Lucas Campbell seconded. Motion passed unanimously.

Adam Lavigne reported that Jay emailed regarding clerical errors in the McNeil decision, noting the property was incorrectly listed in the shoreline district rather than residential district, requiring a corrected decision to be signed.

UPCOMING MEETINGS

The board discussed upcoming meetings scheduled for May 6th and May 20th, 2026. With no applications pending and the chair unavailable for May 6th, the board decided to cancel that meeting.

Motion: Mike Winters moved to cancel the May 6th meeting. Motion was seconded by Lucas Campbell. Motion passed unanimously.

ADJOURN – Motion to close meeting

Motion: Panos Lekkas moved to adjourn the meeting at 7:08 PM. Lucas Campbell seconded. Motion passed unanimously.