

DEVELOPMENT REVIEW BOARD

TOWN OF GRAND ISLE

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RESOLUTION OF APPLICATION

BY

Brian McNeil and Judy L. Westlake

FOR

FINAL PLAT APPROVAL

HEARING #02-26-FP

On March 4th, 2026, the Grand Isle Development Review Board (DRB) considered Application #02-26-FP, Final Plat Review for proposed Single Lot Subdivision located at 25 Lovers Lane identified as Tax Parcel ID #03-02-54.2 in the Town of Grand Isle. The application was submitted by Buermann Engineering LLC on behalf of Brian McNeil & Judy Westlake on January 19th, 2026. The DRB voted to classify the proposed subdivision as a Single Lot Subdivision.

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), Brian Mc Neil and Judy Westlake applied on June 2nd, 2025, for Sketch Plan Review for Single Lot Subdivision for a 11.59-acre property at 25 Lovers Lane, identified by Tax Map Parcel ID #03-02-542 in the Town of Grand Isle.

Finding 2. Brian Mc Neil and Judy Westlake own the 11.59-acre parcel, having acquired the land from Brian P McNeil, on November 11, 2011, and recorded in Volume 112 Pages 533-534 of the Town of Grand Isle Land Records. Brian P. McNeil acquired the land from Peggy A. Dargan via quit claim, on September 25th, 1990, recorded in volume 46 pages 667 of the Town of Grand Isle Land Records. Brian P. McNeil & Peggy A. Dargan acquired the land by Warranty Deed from Mark A. Horican & Janet F. Horican, on May 30th, 1984.

Finding 3. The applicants are represented by their agent Buermann Engineering LLC

Finding 4. The current application, #02-26-FP, proposes to establish two (2) residential lots for single family homes. The proposed lots: Lot 1- 10.31 acres; Lot 3- 1.28 acres. Lot 1 will retain an existing 4 bedroom single family residence. Lot 1 will also retain a barn structure.

Finding 5. On February 16th, a letter was mailed to Jay Buermann, Brian McNeil & Judy Westlake, as well as all neighbors & interested parties providing notice of Public Hearing #02-26-FP to be held on March 4th, 2026.

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

Finding 7. On or about February 12th, 2026 public notice was posted outside Grand Isle Town Office at 9 Hyde Road, Emmons Market, located on U.S. Route 2, and on the town website. Notice was also published in the *Islander* newspaper edition of February

12th, 2026.

Finding 8. On March 4th, 2026, the Development Review Board opened public Hearing #02-26-FP to consider the application for a Single Subdivision. The meeting was conducted in person and by Zoom, with the following members of the Board present: Panos Lekkas, Jake St. Pierre, Brett Sylvester, and the DRB Clerk, Adam Lavigne, also was present. The Agent for the applicants Jay Buermann of Buermann Engineering LLC. There were interested parties Joy Schell, a neighbor who participated in the hearing on March 4th.

Finding 9. During Hearing #02-26-FP, Jay Buermann explained the plans for subdivision and answered questions from members of the Board.

GENERAL ZONING REGULATIONS [SECTIONS 3, 4, 5]

Finding 10. The property proposed for subdivision is located in the Rural Residential/Agricultural District. Current use of the property is residential.

Finding 11. All 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. The driveway also conforms to conditions specified in Warranty Deed recorded in book 134, pages 008 - 010

GENERAL PLANNING AND EVALUATION STANDARDS [Section 7.9]

Finding 13. Water is to be provided to residences by Consolidated Water District. Wastewater permit WW-6-2544-2 has been previously approved.

Finding 14. 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 15. No portion of the proposed development is located in a mapped flood plain.

Finding 16. The area surrounding the property includes open land and residential parcels. An additional subdivision will not alter the character of the area.

Finding 17. The site is suitable for the proposed density.

Finding 18. The proposed subdivision will create new residential lots accessed primarily from Lovers Lane.

Finding 19. The proposed development is unlikely to create unsafe conditions due to traffic congestion.

Finding 20. The interested parties asked about potential ground water pollution from proposed leach field. The agent for the applicants responded that the minimum required distance from the well of adjacent property owners is met according to state laws.

Finding 21. Interested parties did comment during the hearing that the lot to be subdivided had more trees and that the applicants have removed the trees which reduced privacy. The Applicants representative specified that there is no plan in place to replant or provide any privacy fencing on the property.

Finding 22. Proposed development conforms with conditions laid out in deed recorded in volume 134 pages 008-010 including a driveway no wider than 14 feet.

REQUIRED IMPROVEMENTS [Section 7.10]

Water Supply [Section 7.10.4.3]

Finding 23. Applicant indicated that all lots are to be served by the Consolidated Water District.

Wastewater Disposal [Section 7.10.4.5]

Finding 24. The applicants have a wastewater permit number: WW-6-2544-2

Utilities [Section 7.10.5]

Finding 25. Applicant stated that all utilities will be underground and have already been approved.

CONCLUSIONS OF LAW

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

Conclusion 2. Applicant did properly apply for Final Plat approval for a Single Lot Subdivision.

Conclusion 3. 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 for Final Plat for the Application for Single Lot Subdivision 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. Future development of Lot 3 (examples: driveway, structure, grading, fill, etc.) requires updated delineation of wetlands by ANR.

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
- Brett Sylvester – Yes
- Mike Winters - Yes