

2026-05-20 DRB Meeting

Meeting Minutes

May 20, 2026, 6:00 PM

Meeting Call to Order / Roll Call

The Development Review Board meeting of May 20, 2026 was called to order at 6:02 PM at the Grand Isle Town Office. **Present:** Brett Sylvester, Jake St. Pierre, Lucas Campbell, Mike Winters, and DRB Clerk Adam Lavigne. DRB Chair Panos Lekkas attended remotely via phone. Jay Buerman attended as a guest representative on behalf of McNeil.

The agenda was accepted without amendment.

Motion to accept the agenda with zero amendments was made by Lucas Campbell and seconded by Jake St. Pierre. The motion carried unanimously.

Review & Sign #03-26 Cobb Mylar

The Board reviewed the Cobb Subdivision Mylar to verify that all measurements, lines, and headings matched the submitted application. Members present found the Mylar to be consistent with the submitted documents. As Chair Lekkas was unable to attend in person and the bylaws specify that the DRB chairperson must sign, it was agreed that members present would approve the Mylar and Chair Lekkas would review and sign separately at a later time.

Motion to approve the Cobb Mylar as drawn, pending Chair Lekkas's signature, was made by Lucas Campbell member and seconded by Jake St. Pierre. The motion carried unanimously.

Review & Sign corrected #02-26 FP McNeil & Westlake Decision

DRB Clerk Adam Lavigne presented a revised decision document for the McNeil & Westlake Final Play application. Following transmittal of the original decision, representative Jay Buerman had identified several factual errors, including an incorrect property address, an incorrect zoning district designation, and erroneous dates. Clerk Lavigne confirmed he had reviewed and agreed with all identified corrections and updated the document accordingly. The Board reviewed the changes on screen, with Buerman identifying three additional corrections: "single subdivision" corrected to "single lot subdivision" in multiple locations; Finding of Fact No. 1 updated to reflect a sketch plan rather than a preliminary plan submission; and dates in Findings of Fact Nos. 5 and 7 corrected to reflect accurate submission and notice posting dates. The Board confirmed that none of the changes were substantive to the nature or outcome of the decision.

Motion to accept the edits to the McNeil & Westlake decision document as updated was made by Lucas Campbell and seconded by Jake St. Pierre. The motion carried unanimously.

Discuss #02-25 CU Minaya Mylar

Clerk Lavigne brought forward a Mylar submitted by Danielle Turin of 4 Quaker Road for informational purposes. The Mylar, which is adjacent to the Minaya property, had been submitted to the town as a correction to a previously filed survey, with the only change being the addition of a distance measurement along an existing boundary line. No property lines were altered. After discussion, including input from Chair Lekkas via phone, the Board concluded that this submission falls outside the purview of the DRB entirely, as it does not constitute an application for approval. The item had been routed to the DRB in error. No action was required or taken.

Updates of ZAO / Clerk – Review Minutes of last meetings

There were no updates from the Zoning Administrative Officer. No applications were pending. The Board reviewed and accepted the minutes of the April 15, 2026 meeting.

Motion to accept the minutes of the April 15, 2026 meeting as written was made by an Jake St. Pierre and seconded by Mike Winters. The motion carried unanimously.

Upcoming Meetings

The Board voted to cancel the June 3, 2026 meeting, as there was no pending business. The next regular meeting will be held on June 17, 2026. Clerk Lavigne noted that he has a Wednesday evening commitment in July related to foster care training and will coordinate rescheduling of July meetings as needed.

The Board was also reminded of a virtual land use training available on May 28, 2026 at 6:00 PM via Zoom.

Motion to cancel the June 3, 2026 meeting was made by Lucas Campbell and seconded by Mike Winters. The motion carried unanimously.

Adjourn

Motion to adjourn the meeting at 6:40 PM was made by Lucas Campbell and seconded by Jake St. Pierre. The motion carried unanimously.