

2026-08-05 DRB Meeting

Meeting Minutes

August 5, 2026, 6:00 PM

9 Hyde Road, Grand Isle, VT, US

Meeting Call to Order

The Development Review Board of the Town of Grand Isle was called to order on Wednesday, August 5, 2026 at 6:00 PM at 9 Hyde Road, Grand Isle, Vermont, and via Zoom.

Present: Panos Lekkas (Chair), Brett Sylvester (DRB Member), Mike Winters (DRB Member), Adam Lavigne (DRB Clerk). Remote Attendees: Lucas Campbell (Vice Chair), Jake St. Pierre (DRB Member). No guests or members of the public attended.

Amend Agenda for items not listed

Two amendments were made to the agenda: DRB Clerk Adam Lavigne requested the addition of a bylaw changes discussion item, and Chair Lekkas added the election of a new chair. A typographical correction was also noted, changing the upcoming meeting date from "August 2nd" to "September 2nd."

Motion to amend the agenda to include bylaw changes was made by DRB Member Mike Winters and seconded by DRB Member Brett Sylvester. The motion carried unanimously.

Motion to accept Agenda with any amendments (VOTE)

Motion to accept the agenda as amended was made by Mike Winters and seconded by Brett Sylvester. The motion carried unanimously.

Review DRB Member Commission Terms – all expire end of this year.

Clerk Lavigne advised that all current member commissions expire at the end of 2026 and requested that members indicate their intention to continue or conclude their service. Members Winters, St. Pierre, Campbell, and Sylvester confirmed their intent to continue, with Sylvester noting he would likely participate via Zoom during extended travel. Chair Lekkas indicated he would not be available for the remainder of the term and would seek an alternate to take his position. Clerk Lavigne confirmed there are currently no alternates and stated he would advertise for new members.

Election of New Chair

Motion to appoint Lucas Campbell as Chair of the Development Review Board was made by Mike Winters and seconded by Jake St. Pierre. The motion carried unanimously.

Election of Co-Chair

Motion to appoint Jake St. Pierre as Co-Chair of the Development Review Board was made by DRB Member Mike Winters and seconded by Lucas Campbell. The motion carried unanimously.

Bylaw Changes

Clerk Lavigne informed the board that the Grand Isle Planning Commission, in conjunction with the Northwest Regional Planning Commission, is in the process of reviewing and rewriting the town's bylaws, with a deadline

of October 2026. He encouraged board members to review the bylaws and identify areas of ambiguity arising from past applications.

The following items were identified for proposed revision:

Right-of-way vs. driveway language — DRB Member St. Pierre raised the confusion experienced during the McNeil and Westlake subdivision hearing regarding the distinction between a highway right-of-way and a driveway. Clerk Lavigne agreed to review the relevant minutes and bylaw sections ahead of the next meeting.

Boundary line adjustments at 10 acres — St. Pierre noted ongoing ambiguity from the Cobb hearing regarding whether a parcel change at 10 acres constitutes a boundary line adjustment. Clerk Lavigne confirmed this was already on his list for revision.

Section 2.13 – Distribution of DRB Decisions — Clerk Lavigne proposed updating the decision distribution requirements to allow email delivery to the town clerk, select board, and zoning administration officer in lieu of paper copies, while maintaining certified mail to the applicant and a physical paper archive. The select board's standing request for copies of DRB decisions would also be formalized in the bylaws.

Section 7.11.3 – Sketch Plan Reviews — Clerk Lavigne noted that sketch plan reviews are not defined as hearings in the bylaws, yet have traditionally been warned as such. He requested that the board clarify this status and, if sketch plan reviews are confirmed as non-hearings, that explicit language be added to reflect that no formal warning is required.

Section 7.12.1 – Map Size — Clerk Lavigne proposed changing the bylaw language to reference map size "as defined by the DRB application," giving the board flexibility to set map dimensions without requiring a bylaw revision. The Planning Commission indicated support for this approach at their prior meeting.

Warning/posting locations — Discussion arose regarding whether the town website constitutes a valid public posting location. It was noted that hearings must also be warned in the Islander newspaper, and that the new library building may serve as an appropriate physical posting location going forward.

Combining lots / saddle lots — Clerk Lavigne noted that a town resident is seeking to combine two lots on opposite sides of a road (known as "saddle lots" under Vermont law). The bylaws do not currently address the process for combining lots, and clearer language was recommended.

Clerk Lavigne confirmed that bylaw changes will be a standing agenda item at the September 2nd meeting, at which point formal language suggestions will be compiled for submission to the Planning Commission.

Updates of ZAO

No new hearings were reported.

Clerk – Review Minutes of last meetings.

Clerk Lavigne confirmed that the Westlake subdivision mylar had been signed and submitted for recording. Minutes of the previous meeting were reviewed.

Motion to accept the minutes as written was made by DRB Member Jake St. Pierre and seconded by Member Mike Winters. The motion carried unanimously.

Upcoming Meetings

The August 19th, 2026 meeting was cancelled as no hearings were pending and the warning deadline had passed. The next scheduled meeting is September 2nd, 2026.

Motion to cancel the August 19th, 2026 DRB meeting was made by Panos Lekkas and seconded by Mike Winters. The motion carried unanimously.

ADJOURN – Motion to close meeting (VOTE)

Motion to adjourn the meeting at 6:30 PM was made by DRB Member Jake St. Pierre and seconded by Mike Winters. The motion carried unanimously.