

# 2025-03-19 DRB Meeting

## Meeting minutes

### Meeting Call to Order

Chair Panos Lekkas called the DRB meeting to order on March 19, 2025, at 6:00 PM.

### Roll Call

Chair Panos Lekkas, Vice Chair Lucas Campbell, Members Jake Saint Pierre, Stephanie Kilburn. Member Howard Demars joined at 6:03pm. Alternate Jeff Parizo. Clerk Adam Lavigne.

### Amend Agenda for items not listed

Jeff Parizo suggested moving the DRB applicant review to executive session due to potential discussion of personal issues. Chair Lekkas agreed to move this item to executive session. Adam Lavigne also mentioned receiving new round barn documents and suggested adding this under clerk updates.

### Motion to accept Agenda with any amendments (VOTE)

*Chair Panos Lekkas made a motion to accept the agenda as amended. Lucas Campbell seconded the motion. All members voted in favor.*

### Executive Session - Review DRB Applicants to recommend to the Selectboard

*Lucas Campbell made a motion to enter executive session to review DRB applicants. Jeff Parizo seconded the motion. All members voted in favor.*

The board entered executive session to review DRB applicants, during executive session it was decided to invite applicants to the April 2nd meeting to interview.

### Deliberative Session – #05-24PP Sylvester

*Lucas Campbell made a motion to enter deliberative session for Sylvester hearing number 05-24FP. Panos Lekkas seconded the motion. All members voted in favor.*

After deliberation, Lucas Campbell made a motion to approve the final application for Sylvester, hearing number 05-24FP. Panos Lekkas seconded the motion. The vote resulted in three "aye" votes and three abstentions.

### Updates of ZAO

There were no updates from the Zoning Administrative Officer.

### Clerk – Approve minutes of 2025-02-19, 2025-03-05 meeting

#### Approve minutes of 2025-02-19 meeting

*Jeff Parizo made a motion to approve the February 19, 2025 minutes. Howard Demars seconded the motion. All members voted in favor.*

#### Approve minutes of 2025-03-05 meeting

*Jeff Parizo made a motion to approve the March 5, 2025 minutes. Howard Demars seconded the motion. All members voted in favor.*

## **Motion to close meeting (VOTE)**

*Chair Panos Lekkas made a motion to adjourn the meeting on March 19, 2025 at 7:30 PM. Jeff Parizo seconded the motion. All members voted in favor.*

The meeting was adjourned.

## **Additional Discussion Items**

- Round Barn Application: Adam Lavigne reported receiving a large packet of documents for the Round Barn application, including maps and plots. He planned to review the documents and, if in order, issue a warning for the site plan review hearing. The board discussed potential conflicts of interest due to some members' affiliations with the historical society. They agreed to seek advice from the town attorney regarding this matter. The board tentatively scheduled the hearing for May 7, 2025, with the possibility of extending to May 21 if needed. They also discussed the need for a larger venue, such as the fire department, to accommodate public attendance.
- Library Application: Jeff Parizo mentioned that the library application was still pending, awaiting Act 250 approval and wetlands delineation. He estimated this process might not be completed until early summer.
- Minaya Property Application: The board reviewed a new application for a property owned by Minaya, involving a change in driveway location from the originally approved plan in 2017. The new proposal suggested accessing the property from Quaker Road instead of Adams School Road. The board identified several concerns with the application, including:
  - Lack of proper surveyor's marks and date on the provided map
  - Potential wetland issues
  - Incomplete application based on zoning bylaw requirementsThe board decided to send a letter to the applicant detailing the deficiencies in the application and requesting corrections before proceeding further.
- Administrative Items: The board discussed upcoming meeting dates and potential agenda items. They noted that the April 2 meeting was currently open excluding the applicant interview, and the April 16 meeting might have limited attendance. The clerk requested cell phone numbers from board members to improve communication.