

05-21-2025 DRB Meeting

Meeting minutes

Meeting Call to Order

The meeting was called to order by Chair Panos Lekkas at 6:08 PM.

Roll Call

Present were Chair - Panos Lekkas, Vice Chair - Lucas Campbell, Jake St. Pierre, and Brett Sylvester, Adam Lavigne. Guests Hinoel Minaya, Tracia Minaya, Fantoni.

Amend Agenda For Items Not Listed

No amendments were proposed for the agenda.

Motion To Accept Agenda With Any Amendments (VOTE)

Jake St. Pierre motioned to accept the agenda as written. Lucas seconded the motion. The motion passed unanimously.

Hearing On Application 02-25 CU Minaya – Applicant: Tracia Moya & Hinoel Minaya

The board discussed the application for a driveway permit submitted by Tracia Moya and Hinoel Minaya. The applicants explained that they needed to establish a driveway to access their property for house construction. They had previously thought they had an approved driveway, but it was rejected by the commission despite being approved by the highway department.

The board and applicants reviewed the property details, including lot boundaries, easements, and wetland considerations. There was confusion regarding whether the applicants had completed a boundary adjustment to combine two lots they had purchased. The board couldn't find clear records of this adjustment.

The applicants expressed urgency in getting approval to begin construction. The board suggested the possibility of creating a temporary construction road while sorting out the permanent driveway approval.

Due to the uncertainty surrounding the lot boundary adjustment and proper documentation, the board decided to keep the hearing open and continue it at the next meeting on June 4th. In the meantime, they would research to find any existing mylar or documentation of the boundary adjustment.

Deliberative Session On 03-25 CU Round Barn

The board entered a deliberative session at 6:56 PM to discuss the Round Barn application. They exited the deliberative session at 7:10 PM. Chair Panos Lekkas stated he would begin drafting the decision for review at the June 4th meeting.

Updates Of ZAO – N/A

Clerk – Review Minutes Of Past Meetings, Update Payment Information Of Board Members

Clerk Updates

Adam Lavigne provided several updates:

- Stephanie officially resigned from the Development Review Board.

- He reminded members to complete their ethics training.
- He requested payment information from members who had not yet provided it for their meeting stipends.
- He discussed the need to clarify rules regarding map sizes for applications and suggested recommending changes to the Planning Commission.

Review of Past Meeting Minutes

Panos Lekkas motioned to accept the minutes of the April 23, 2025 meeting as written. Jake St. Pierre seconded. The motion passed unanimously. Panos Lekkas motioned to accept the minutes of the May 7, 2025 meeting as written. Lucas seconded. The motion passed unanimously.

Other Business

The board conducted the oath of office for Brett Sylvester as an alternate member.

Lucas Campbell motioned to recommend Brett Sylvester for promotion to full-time board member for a 2-year term. Jake St. Pierre seconded. The motion passed unanimously.

Adjourn – Motion To Close Meeting (VOTE)

Lucas Campbell motioned to close the meeting at 7:26 PM. Panos seconded. The motion passed unanimously.