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Sutton Planning Commission & Development Review Board Meeting
at the SUTTON FIRE DEPARTMENT
June 24 @ 5:30 pm

Meetings are also held via Zoom. See the Town's web site for the link.

- **Open Meeting:** Rob called the meeting to order at 5:30 pm.
- Members Present: Rob Simms, Adam Bruggeman, Jamie Crooks, Mark Hoffman. Scott Cunningham.
- Members of the public present: John Esget, Tony LaPlante, Melanie and Eric Hanson, Chip and Holly Kieszek
- Rob asked for a motion to approve the minutes of the May 20, 2026 meeting. Motion proposed by Jamie, seconded by Scott and approved by all.

Rob reviewed the Town Plan Open House on June 18 at Sutton School and reviewed the survey results so of approximately 40 respondents. Rob indicated that the goal is 100 respondents.

New Business: Esget Subdivision application

Rob indicated that the notification of the hearing was published in the CR 6/9/26 15 days in advance of this hearing, the town website and at the West Burke post office. There were no conflicts of interest or *ex parte* communications. As there were no interested parties present (or on line), Adam did not review the definition of an interested person. John Esget was asked to provide copies of certified mail notification of abutters and leave with Patti at the town hall. John reviewed his plan for the subdivision of his lot of 17.04 acres into two lots, a 10.03 acre lot and 7.01 acre lot. Rob pointed out that the mylar plan listed the county as Orleans not Caledonia. John said he would ask for a correction from the surveyor. John was asked if there were any other materials to add to the subdivision application. There were no other questions. Rob moved to close the hearing on the Esget application, seconded by Scott and all were in favor.

LaPlante Subdivision Application

Adam indicated that the notification of the hearing was published in the CR 6/9/26 15 days in advance of this hearing, the town website and at the West Burke post office. There were no conflicts of interest or *ex parte* communications. Adam read into the record the definition of an interested person (VS 24 ESA Section 445B). All interested parties for the LaPlante application then identified themselves: Eric Hansen, Melanie Hansen (both 386 Pierce Hill Road), Holly Kieszek, Chet Kieszek (both of 651 Pierce Hill Road). Mr. LaPlante and all interested parties then took the oath to tell to the truth and nothing but the truth under pains and penalties of perjury. Adam then stated the findings of fact: The application was submitted on April 13th at the Town Office. The property address, 2626 and 2638 US Route 5 in Sutton, Vermont, is located in two districts, the industrial district and the working management district. The original lot size is 32.07 acres, and the proposed subdivision is into three separate parcels, Lot #1-20.5 acres, Lot #2 4.4 acres, Lot #3 7.17 acres with a deeded right of way on the Portland Pipeline..

Mr. LaPlante then proceeded to review the history of the property and his plan for the subdivision with the intent to subdivide the property for his children. Adam stated that Lot #3 is in working lands, Lot #1 split between working lands and industrial districts and Lot #2 is in the industrial district. There was then discussion about the potential driveway across the Portland pipeline to Lot #3 and that it was deeded in 1966 (Sutton Land Records, vol 32, page 199).. The gate to Lot #1 entrance is not listed on the property map according to Mr. LaPlante after a question from Rob about its location. Adam read into the record the deed: ""I, Maurice H. LaPlante, make the following reservations for myself or my heirs and assigns to apply to the above parcel land, the Hag until January 1st of 1970, a right to have and maintain a right of way westerly from town, highway number 7 across above described land, and all payments for right of way and damage on above described land from Portland Pipeline Company or subsequent owners until the interest maintained one."

Adam then asked interested parties if they had any comments. Melanie Hansen then reviewed the history of their property abutting proposed Lot #3 indicating that it was purchased 15 years ago, is 8 acres and is conserved under a land trust as donated by the original owner (Cedric and Claire Pierce) and used as agricultural land. She indicated that the Hansen's were opposed to any driveway or road access to Lot #3 which would cross their property. Chet and Holly Kieszek then reviewed the history of their property abutting Lot #3. They indicated that they are generally opposed to building on otherwise rural land from their experience in Connecticut and would be opposed to any building on Lot #3. Mark Hoffman asked if the Portland Pipeline area was the same as the VAST trail and Mr. LaPlante answered that it was. There was then discussion about the history of the Portland pipeline and the existence of passable access via the right of way and the possible State wetlands designation. Then there was further discussion on the history of the property and how the boundary lines for the three lots were decided. Scott proposed that the hearing be continued since information regarding the pipeline and there was not enough information in this regard to make a determination on the subdivision application. A motion to continue the hearing until the next meeting on July 15, 2026 was proposed by Adam, seconded by Scott and approved by all with the interested parties to submit additional information regarding the pipeline right of way or any other relevant information. A motion to conclude the meeting at 6:37 pm was then proposed by Adam, seconded by Jamie and agreed by all.