TOWN OF SUTTON
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Sutton Planning Commission & Development Review Board Meeting
at the SUTTON FIRE DEPARTMENT
October 21, 2026 @ 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 5:34 pm.
- Members Present: Rob Simms, Adam Bruggeman, Mark Hoffman. Scott Cunningham. And Jamie Crooks.
- Members of the public present: Tony Laplant, Chet and Holly Kiescek, Melanie and Eric Hansen, Christopher G. Milark and Keith R. Grieves

New Business

- **Grieves subdivision application**. Mr. Milak introduced the application and explained that he his cousin (Keith R. Grieves) have been involved with his uncle's (Mr. Andrew Blackford Grieves) estate in probate court for almost the last 4 years. A large map of the proposed subdivision was then the subject of extensive discussion and questions asking clarification of the subdivision of the original property comprising at total of 256 acres in the Town of Sutton. This original parcel is to be subdivided into 3 parcels: green, orange and blue outlines on the map submitted to the Town with the application. The Hunter/Morley lot-19.8 acres (green outline on the map), the Milark lot (blue on map)-123.6 acres, the Grieves lot (orange color) 102 acres. There are no wells on the property, but there are springs. There is a dilapidated 1835farm house on the Grieves lot that has no electricity and no one is living in it. It is not yet clear what will be done with this structure. There is no plan to change the use of the proposed subdivision given that is within the Working Lands district. Mr. Milark indicated that there were no restrictions on the land for usage or subdivision and no easements or rights of way (including apparently for the electric company). Adam indicated that it would be unusual for an electric company right of way not to be on a deed of the property. Further clarification will await review of the deed for the property. With no further questions, a hearing on the application was then agreed to be **Wednesday, November 18th at 5:30 pm.** The Town will post notification on the property, in the CR, at the West Burke Post Office and at the Town office. The applicants will notify abutters and provide receipts of the certified mailings.

- **Laplant Hearing**. Adam introduced the hearing and noted that it was noticed in the CR on October 3rd, 2026, at the Town Office, the West Burke Post Office and at the property. There were no *ex parte* communications or conflicts noted by DRB members. Adam defined an "interested person" for the purpose of the hearing and asked all interested persons to identify themselves and their address for record: Eric and Melanie Hansen, 386 Pierce Hill Road, Sutton; Holly and Chet Kiescek, 651 Pierce Hill Road, Sutton. Mr. Laplant and the interested person noted were then sworn in. Adam read the details of the application into the record: "The application of Anthony LaPlante of 249 Red Brick Road in Lyndonville, Vermont, requesting to subdivide a 32 plus or minus acre parcel at 2626 US Route 5, Sutton, Vermont, 05867 into two lots. One lot of 27 plus or minus acres and a second lot of four plus or minus acres. Copies of the application may be obtained from the Sutton town clerk at 167 Underpass Road, Sutton, Vermont, 05867. Notice participation in this hearing is a prerequisite to the right to make any subsequent appeal." Mr. Hansen requested clarification of the proposed lots. Mr. Laplant indicated that lot #1 was 27.67 acres, lot #2 4.4 acres the boundary line between the two lots is the Lyndonville Electric power line. Mr. Laplant indicated that there were no deed restrictions on the use or subdivision of the property. Mr. Laplant was asked to explain his proposed use of Lot #1 and he indicated that he intended to sugar the maple trees there, potentially timber stand improvement and possibly set up a campsite for his children. Mr. Hansen then asked Mr. Laplant if he was going to add access to the far corner of Lot #1 he answered that he would maintain existing access but not add to it. Mr. Kiescek asked about what was happening with Lot #2 and Mr. Laplant replied that it needs to be cleaned up and is currently vacant. Ms. Kiescek asked if there were any plans to sell the property and Mr. Laplant replied no. There was then discussion of the property line markers or pins which was clarified by Mr. Laplant. There were no other questions and Adam then asked for a motion to close the hearing which was moved by Jamie, seconded by Scott and approved by all.
- **Old Business**

  Town Plan and Town Survey. Rob updated the survey responses thus far numbering approximately 60 and that another announcement was planned in the next several days. A separate meeting to draft the revised Town Plan was planned for Wednesday, November 4 th. Rob will send the survey analysis and results prior to this meeting. There was discussion about the strategy for drafting the Town Plan and the Flood Plain bylaw revision.

- **Deliberative Session**

  Rob proposed entering deliberative session to discuss the Laplant application and hearing. This was seconded by Scott and approved by all. At the conclusion of the session, Rob asked for a motion to adjourn the meeting at 7:34 pm, which was proposed by Scott, seconded by Mark and approved by all.

Next meeting: Wednesday, November 4th-Town Plan drafting session
Next regular meeting Wednesday, November 18th, Grieves hearing.