

**Monkton Development Review Board**  
**Meeting Minutes**  
**Monkton Town Hall & via Zoom**  
**March 23rd, 2026**  
(Approved: TBD)

**Attendance:**

DRB Members Present: Jaime Schulte (Vice-Chair), Stephen Pilcher, Michael Brennan, Scott Gordon, Mark Boltz-Robinson

DRB Members Absent: Curtis Layn (Chair), Chris Acker

Others in Attendance: Mickey Schwarz (Recording Secretary), Susan Gulrajani (Zoning Administrator), Lisa Burns, Michael Casey, Mark Guillemette, Jeramy Broderick, Will Bown, David Cooper (attorney for Mr. Guillemette), Anne Guillemette, Gerry Guillemette, Bernard Guillemette

- 1) **Call To Order and determine quorum; Review Agenda**
  - a) The meeting was called to order at 7:33PM by J. Schulte with 5 members present.
  
- 2) **Public Comment** - Questions and Comments from the Public Not Related to Agenda
  - a) None offered.
  
- 3) **New Business**
  - a) **Appeal of Guillemette Decision, property address 35 Twin Maple Road, by Michael Casey.**
    - i) **S. Pilcher moved to recognize Mark Boltz-Robinson as Chair for the hearing. S. Gordon seconded. The vote passed 4-0-1. M. Boltz-Robinson abstained.**
    - ii) M. Boltz-Robinson noted that there was a quorum of the board with five members present.
    - iii) M. Boltz-Robinson stated that notice for this hearing was published in the paper of record, Addison Independent, 15 days prior to the hearing and was posted in three public spaces throughout the town in addition to notice being sent to the appellant, appellee, and adjoining land owners.
    - iv) M. Guillemette stated that he had not received the notice by certified mail yet.
    - v) M. Boltz-Robinson asked the board if any members had a personal or financial interest in this appeal or relationship with the parties within the 4th degree of consanguinity (spouse, parent, child, sibling or grandchild). Each board member present answered in the negative.
    - vi) M. Boltz-Robinson asked the board if any member had any ex parte communications, meaning private conversations or correspondence, with the parties, their representatives or interested parties regarding this case. M. Brennan stated that M. Guillemette came into his place of work, Burlington Subaru, to get a part and said hello. All other members present answered in the negative.

- vii) M. Boltz-Robinson asked if there were any other parties to this proceeding present who were abutting landowners or had any kind of interest (physical or environmental) in the appeal. Anne Guillemette stated that she is the spouse of Mark Guillemette.
- viii) M. Boltz-Robinson asked Mr. Casey and Mr. Guillemette to take seats before the board. M. Casey and M. Guillemette joined the board.
- ix) M. Boltz-Robinson asked if anyone signed into the Zoom call was an interested party. J. Schulte asked Jeramy Broderick if he was still present on the Zoom call. M. Boltz-Robinson asked J. Broderick if he was an interested third party. J. Broderick answered that he was not an interested party and just was on the call to listen into the proceedings.
- x) J. Schulte asked Will Bown if he was still present on the Zoom call, if he was here for the current hearing and was an abutting landowner. W. Bown answered that he was on the call for the hearing but is not an abutting landowner.
- xi) Gerry Guillemette stated that he was an interested party, being the father of and working with M. Guillemette. The board reviewed the definition of an interested party and determined that he does not meet the definition as he does not own or occupy property in the immediate neighborhood or have a physical or financial interest in the property.
- xii) M. Boltz-Robinson administered an oath for all DRB members, the Zoning Administrator, and all interested parties. He asked anyone who intends to testify or offer any physical or digital evidence to please raise their right hand and answer the following oath:
  - (1) Do you solemnly swear that the evidence you shall give relative to the cause now under consideration shall be the whole truth and nothing but the truth under pains and penalty of perjury?
  - (2) All board members, ZA, and interested parties answered in the affirmative.
- xiii) M. Boltz-Robinson stated that any irrelevant, immaterial, or unduly repetitious evidence will be excluded as will any repetitious or irrelevant testimony. He further stated that this hearing will only pertain to the specific appeal of the Zoning Administrator's decision letter regarding issues on Mark Guillemette's property relating to sections 440 (outdoor storage, salvage materials and automobile junk) and 490 (unregistered trucks and trailers) as part of the current Monkton Unified Planning Document 2023.
- xiv) M. Boltz-Robinson asked both parties to make a five minute opening statement.
- xv) M. Casey discussed his confusion over the ZA's decision letter stating that the start of the letter explained the vehicles and shipping containers were a part of the wood cutting operation and therefore grandfathered in, but the letter continued with a recommendation that M. Guillemette apply for a Conditional Use permit to come into compliance with the Unified Planning Document. M. Casey then went on to explain that there were upwards of 16 trailers on the Guillemette property and that the DRB

needed to do a site visit to determine whether the property was in compliance.

- xvi) M. Guillemette stated that the trucks and vehicles are part of the wood cutting operation.
- xvii) David Cooper, attorney for M. Guillemette, asked M. Guillemette to give more clarification over the use of the property, why the vehicles are on the property and how long they have been there. D. Cooper stated that there was a 15-year statute.
- xviii) M. Guillemette stated that he has used the property for salvage storage for over 15 years. He further stated that he takes waste that is not disposable at the salvage yard to Addison County Solid Waste as well as Chittenden Solid Waste District.
- xix) All ex parte communication relating to this appeal was reviewed by the board and both parties and was admitted into evidence.
- xx) M. Boltz-Robinson moved forward with presenting documents to the Board on behalf of the DRB for consideration as evidence. The Board members reviewed, or had previously reviewed, each document.
- xxi) Documents admitted into evidence:
  - (1) **DRB01** - Unsigned finding of fact and decision by Zoning Administrator
  - (2) **DRB02** - Appeal form - Mike Casey to the DRB
  - (3) **DRB03** - Property Record - Mark Guillemette
  - (4) **DRB04** - Property Record - Michael Casey
  - (5) **DRB05** - 100' Abutters Report - 35 Twin Maple
  - (6) **DRB06** - Zoning Administrator correspondence 11/24/25 to Mark Guillemette
  - (7) **DRB07** - ZA correspondence 12/30/25 to Mark Guillemette, with USPS Certification showing it was sent by Certified Mail
  - (8) **DRB08** - ZA correspondence 01/15/26 to Michael Casey - Decision letter
  - (9) **DRB09** - ZA correspondence 01/27/26 to Mark Guillemette
  - (10) **DRB10** - ZA e-mail correspondence with DRB vice chair 09/15/25
  - (11) **DRB11** - Michael Casey e-mail correspondence with ZA stating he had reviewed the UPD and brought up section 440 and 490 violations - 09/22/25 original complaint
  - (12) **DRB12** - ZA e-mail thread 09/22/25-10/13/25 with Michael Casey
  - (13) **DRB13** - ZA e-mail thread 09/22/25-10/13/25 with Michael Casey - reply to previous e-mail thread DRB12
  - (14) **DRB14** - ZA e-mail correspondence 11/20/25 to Michael Casey
  - (15) **DRB15** - ZA e-mail correspondence 11/20/25-11/24/25 with Michael Casey
  - (16) **DRB16** - ZA note dated 12/04/25 describing allegations

- (17) **DRB17** - ZA e-mail correspondence with Michael Casey 12/08/25, following up on ex parte communication with Mark Guillemette
- (18) **DRB18** - Letter from Anne Guillemette to ZA, Selectboard and DRB, 12/08/25
- (19) **DRB19** - ZA note dated 01/08/26, encounter with Anne Guillemette as a followup on this case
- (20) **DRB20** - ZA e-mail correspondence with Mark Guillemette, 01/08/26
- (21) **DRB21** - ZA Chris Perlee Findings of Fact and Decision 03/06/2023
- (22) **DRB22** - VT Superior Court Guillemette vs. Brokaw, Butler et. al
- (23) **DRB24** - VT Superior Court ED 23-ENV-00066
- (24) **DRB25** - VT Superior Court 22-CV-04292 11 April 2025 order
- (25) **DRB26** - VT Supreme Court 24-AP-141 Appeal Decision
- (26) **DRB27** - VT Supreme Court denial of re-argument, 24-AP-141
- (27) **DRB28** - Book 67, pp 274-275, Guillemette Deed 15 April 1998
- (28) **DRB29** - 9A0347 Act 250 Land Use Permit, Guillemette
- (29) **DRB30** - WW-9-1320-1 Book 141, pp 143-145, Guillemette Wastewater Permit
- (30) **DRB32** - Selectboard DRAFT meeting minutes 11/11/2025
- (31) **DRB33** - Selectboard DRAFT meeting minutes 01/13/2026
- (32) **DRB34** - Parcel Map - Casey
- (33) **DRB35** - Parcel Map - Guillemette
- (34) **DRB36** - Attorney letter from David Cooper to DRB representing Guillemette
- (35) **DRB37** - Guillemette Google Earth 2003
- (36) **DRB38** - Guillemette Google Earth 2008
- (37) **DRB39** - Guillemette Google Earth 2012
- (38) **DRB40** - Guillemette Google Earth 2015
- (39) **DRB41** - Guillemette Google Earth 2018
- (40) **DRB42** - Guillemette Google Earth 2021
- (41) **DRB43** - Guillemette Google Earth 2025
- (42) **DRB44** - E-mail to DRB from Guillemette 02/16/26
- (43) **DRB45** - E-mail to DRB from Michael Casey 02/16/26
- (44) **DRB46** - VT Business Services - Old Iron Repair registration, 11/02/2010
- (45) DRB considers the Monkton Town Plan (03/04/2025) and Unified Planning Document (03/07/2023) as well as any state statutes referenced by those documents as evidence, but they are not admitted into evidence as exhibits for the sake of the proceedings.

xxii) Documents rejected as evidence:

- (1) DRB23 - VSP 22B5002104 Mazzola Testimony 2022
- (2) DRB31 - Guillemette Mortgage, Book 173, pp 181-195

- xxiii) M. Boltz-Robinson asked M. Guillemette if he had any materials he wished to enter into evidence. M. Guillemette stated that he did not know what M. Casey brought. M. Boltz-Robinson then stated that the hearing would not be closed tonight (03/23/26) in order to give both parties more opportunity to bring forth evidence or testimony based on what was entered in at this meeting.
- xxiv) M. Guillemette requested the Board read the definition of an unregistered truck. S. Pilcher stated that any truck that does not have a current registration from the state of Vermont would be considered unregistered. He then read from the UPD, stating that the storage of unregistered trucks, trailers and shipping containers or other apparatus manufactured for transportation of freight shall not be permitted except as a Conditional Use in RA5 and RA2 districts. S. Pilcher noted that the Board was not here tonight to deliberate.
- xxv) Gerry Guillemette asked when that section was added to the UPD. M. Boltz-Robinson stated that according to a letter from David Cooper the section was added in February 2012.
- xxvi) M. Casey wished to admit into evidence:
- (1) **C01** - ZA Kris Perlee Decision letter of 2023 with photo attached
  - (2) **C02** - M. Casey photo "junk in the woods" taken from Ward Butler property dated 02/02/2022
  - (3) **C03** - M. Casey photo from Ward Butler property in 2022
  - (4) **C04** - M. Casey photo of firewood stacks taken from Butler property dated 02/16/2022
  - (5) **C05** - M. Casey photo taken from Silver St showing one (1) trailer on adjacent part of Guillemette dated 2022
  - (6) **C06** - M. Casey photo dated 02/19/2023 from Silver St of firewood stacks/operation
  - (7) **C07** - M. Casey photo taken from Silver St in 2024
  - (8) **C08** - M. Casey photo taken from Silver St in 2025
  - (9) **C09** - M. Casey photo of trailers taken from Casey property dated 01/23/2025
  - (10) **C10** - M. Casey photo taken from Silver St dated 02/14/2026
  - (11) **C11** - M. Casey photo taken from former Butler property of a vehicle dated 2026
- xxvii) M. Boltz-Robinson clarified the proceedings of the hearing. The way this kind of appeal hearing works, as a quasi-judicial hearing, is while the hearing is open the Board can hear any and all relevant evidence and testimony. The Board then has an opportunity to question each party to clarify things for better understanding from each respective point of view and each party has the opportunity to counter-question the testimony of the other party. The Board can also ask clarifying questions of the Zoning Administrator. The hearing can be continued or recessed until that process has finished and all evidence has been heard. At that point the Board has non-public deliberative session(s) and will issue a written

- Decision Letter to all interested parties (within 45 days of the close of the hearing).
- xxviii) Gerry Guillemette asked if the question over unregistered vehicles was under the purview of the state police or the DRB. M. Boltz-Robinson stated that section 490 of the UPD is under the purview of the DRB but that the matter of whether the vehicles are road-worthy is an entirely separate question not related to this hearing.
  - xxix) M. Casey asked about the employment history of M. Guillemette. M. Boltz-Robinson stated that M. Guillemette's vocational history is not relevant to the hearing.
  - xxx) M. Guillemette expressed his disappointment at having to go through this process after having gone to the Supreme Court following a previous complaint of Casey in 2023.
  - xxxi) M. Boltz-Robinson reiterated that under Vermont Statute, the DRB is going through the process it needs to based on the appeal process. D. Cooper agreed that the DRB is following the process set out by the legislature for an appeal of a complaint.
  - xxxii) **S. Pilcher moved to recess the hearing until a date certain of May 18th, 2026 at 7:30pm. M. Brennan seconded. The vote passed 5-0-0.**
  - xxxiii) M. Boltz-Robinson returned the meeting to J. Schulte.

#### 4) Regular Business

- a) Zoning Administrator Update
  - i) Upcoming projects & schedule
    - (1) 1 certificate of occupancy visit 3/23/26
    - (2) April 13th: Goyette appeal, 3 Putty Bed Pl, 2 mobile homes on one acre property.
    - (3) April 27th: New subdivision, Kevin Brennan subdivision, Pete Norris Sketch Plan
    - (4) May 11th: Broderick and Kimball
    - (5) May 18th: Casey appeal (continuation)
    - (6) May 25th: cancelled (Memorial Day)
  - ii) Other updates
    - (1) No action taken
- b) Review Meeting Minutes
  - i) Minutes of 03/09/2026
    - (1) **S. Pilcher moved to accept the minutes of 03/09/2026 as amended. M. Brennan seconded. The vote passed 5-0-0.**
- c) Decision letters
  - i) No action taken

#### 5) Adjournment

- a) **S. Gordon moved to adjourn the meeting at 9:46pm. S. Pilcher seconded. The vote passed 5-0-0.**

Minutes taken by Mickey Schwarz