

Lyndon Development & Review Board

June 18, 2015 Minutes

Members	Public Official	Press	Public
Craig Weston	Laurie Willey		John Berry
Sherb Lang	Kaela Gray		Lisa Berry
Peter Morrissette			Keith Johnson
Dave Keenan			Dwight Davis
Brandon Carpenter			Don Matthews
Jen Gould-left 7:45			
Jon Prue			

Mr. Morrissette called the meeting to order at 7:03 PM and advised there were 2 warned items on the agenda.

Mr. Morrissette gave a brief explanation of the process to the forum by explaining they would hear the presentation by the applicant, and questions would be asked by board members, as well as members of the public. Mr. Morrissette advised after all comments and questions were finished, the board would discuss and make the final decision in deliberative session. The applicant could choose to stay and wait outside the Conference Room to hear the decision or wait to contact the Zoning Administrator the next morning. Mr. Morrissette advised if the application was approved, there would be a 30-day appeal period, and if the applicant proceeded with their project before the 30-days were up, they would do so at their own risk. Mr. Morrissette swore in the applicants and interested parties.

At this time Mr. Morrissette asked to recuse himself from the warned items and asked Jon Prue Vice Chairman to move forward with the meeting.

2015-036: John Berry is proposing to build an 85' X 40' garage for a new automobile repair facility located at 566 Main Street. The parcel is in two-zoning districts as identified in Section 8.2 of the by-laws. The Application requires conditional-use approval for an automotive repair facility in the Industrial District under section 3.5.2.9 of the by-laws, and site plan approval under section 9.1.

Keith Johnson was present representing Mr. Berry. Mr. Johnson shared maps with the board noting where the existing house, road access and where the new building would be built. Mr. Johnson noted the house would remain as is, and the back property is where the new 85' X40' structure would be built. Mr. Johnson explained the over-head garage doors would be on the back side of the building to minimize noise. Mr. Johnson noted there would be three bays, and an office with one window. There would be three signs. A sign on the back of the building in 2' letters, a 4' X

5' sign at the beginning of Hemlock Lane and a smaller sign further up the driveway directing customers to the garage.

There will be exterior security lighting on all corners of the building and a light shining on the building sign.

Hours of operation are Monday-Friday 7:30-4:30 and Saturday 7:30-11:30 AM.

Jen Gould asked about snow removal and Mr. Johnson answered snow would be pushed back and over the back side of the property.

Craig Weston asked what type of material the parking lot would consist of and Mr. Johnson answered stay-mat.

Craig Weston asked about the 10' green space and Mr. Johnson noted they would like to ask for a variance for a 5' green space.

Mr. Johnson completed the presentation by noting the w & ww was part of the municipal system and there will not be floor drains in the building. Waste oil will be recycled to heat the building and anti-freeze will be recycled at the recycling center.

Hearing no further questions from the board Mr. Prue moved on to the next warned item.

2015-038: Harold and Nancy Dresser are proposing sub-divide 3.87 acres of their 37.9 acres property located on Lynburke Road to sell to a neighboring property owner. The application requires final plat approval as a minor sub-division under section 7.6 of the by-laws in the Commercial District.

Peter Morrisette speaking on behalf of Harold and Nancy Dresser presented a map showing where the 3.87 acre piece will be added to the adjoining property.

Hearing no further questions from the board a motion to go into deliberative session at 7:30 PM with Kaela Gray present was made by Dave Keenan, seconded by Jen Gould and the vote carried 7-0.

A motion to come out of deliberative session at 8:11 PM was made by Craig Weston, seconded by Jon Prue and the vote carried 6-0.

A motion to postpone the John Berry application until all information is provided under section 9.1.4.5 of the by-laws was made by Craig Weston, seconded by Dave Keenan and the vote carried 5-0-1 with Peter Morrisette abstaining.

A motion to approve the Harold and Nancy Dresser application as presented was made by Dave Keenan, seconded by Craig Weston and the vote carried 5-0-1 with Peter Morrisette abstaining.

A motion to approve the June 4, 2015 minutes was made by Dave Keenan, seconded by Craig Weston and the vote carried 3-0-1 with Pauline Harris voting via email.

A motion to approve the Gervais Notice of Decision was made by Dave Keenan, seconded by Craig Weston and the vote carried 3-0-1 with Pauline Harris voting via email.

A motion to approve the Moore Notice of Decision was made by Dave Keenan, seconded by Craig Weston and the vote carried 3-0-1 with Pauline Harris voting via email.

A motion to approve the Brink Notice of Decision was made by Dave Keenan, seconded by and Craig Weston and the vote carried 3-0-1 with Pauline Harris voting via email.

A motion to approve the Bachand Notice of Decision was made by Dave Keenan, seconded by Craig Weston and the vote carried 3-0-1 with Pauline voting via email.

Kaela Gray presented a site plan waiver for Clean and Heat. Kaela explained Art Lindgren bought Justin Tanner's stove shop and will move it to 8 Deans Lane. A motion to approve the Clean and Heat site plan waiver was made by Jon Prue, seconded by Dave Keenan and the vote carried 6-0.

Kaela Gray presented a site plan waiver from Kevin Tanner to add a 12' X 46' addition to his garage for storage. A motion to approve the site plan was made by Dave Keenan, seconded by Craig Weston and the vote failed 0-6.

Kaela Gray presented a Preliminary Sub-Division from David Mitchell. A motion to approve the David Mitchell preliminary sub-division was made by Jon Prue, seconded by Craig Weston and the vote carried 6-0.

A motion to adjourn was made by Jon Prue, seconded by Craig Weston and the vote carried 6-0.

The meeting adjourned at 8:34 PM.