

**TOWN OF LYNDON**  
**DEVELOPMENT REVIEW BOARD**  
**August 5, 2021**  
**Minutes**

<b>Members</b>	<b>Public Officials</b>	<b>Press</b>	<b>Public</b>
Brandon Carpenter Kevin McKeon Curtis Carpenter Kevin Cole David Keenan	Nicole Gratton	None	Theresa Quigley Charles Emerson Elizabeth Emerson Jim McDonald Jacob Simpson Dan Mitchell

Brandon Carpenter chaired the meeting which was brought to order at 6:00 pm.

Mr. Carpenter asks for agenda changes. Nicole Gratton notes a preliminary review will be added to “other business”. Jacob Simpson will be representing application 2021-069 for Simpson Temple Properties.

Pass on the approval of old meetings from February 18<sup>th</sup> and July 15<sup>th</sup>.

Public Comment on Non-Agenda Items: None.

Brandon Carpenter gives a brief explanation of the development review process, explaining that the Board hears presentations by the applicant(s), asks questions of the applicant(s), and then opens the floor to public comment. Once the Board has received all relevant information the public hearing is closed, and the Board has up to 45 days to deliberate prior to issuing a written decision on an application. Applicants and all interested persons are notified of the decision by the Zoning Administrator and all decisions by the Board are subject to a 30-day appeal period. Mr. Carpenter then provided an explanation of “interested persons’ and their ability to appeal a decision issued by the Board. Mr. Carpenter then swore in anyone wishing to provide testimony. Mr. Carpenter reminds applicants that when there are 5 or 4 DRB members in attendance, the applicant can choose to postpone their hearing to another date when there may be more DRB members present to hear the application.

Mr. Carpenter opened the public hearing on **2021-062**: Theresa Quigley is seeking approval to subdivide a 31.2 +/- acre lot located at Apple Tree Lane into 2 lots. The application requires final plat approval for a minor subdivision in the Rural Residential District under section 7.7 of the Town Zoning Bylaws. Ms. Quigley notes that her and her brother bought the 30 acres together and she plans to take 20 acres and he will take 10 and combine it with another parcel he owns. There were no questions or comments from the board or the public. Mr. Carpenter notes that minimum requirements are met for the minor subdivision. Ms. Quigley has a question about perk testing. Mr. Carpenter refers her to the State Permit Specialist for more information.

Motion to close 2021\_062. Kevin Cole made the motion, seconded by Curtis Carpenter. All in favor. Motion carried.

Mr. Carpenter opened the public hearing on **2021-064**: Charles Emerson is seeking approval to subdivide a 7.8 +/- acre lot located at 20 Vermont Drive into 2 lots. The application requires final plat approval for a minor subdivision in the Rural Residential District under section 7.7 of the Town Zoning Bylaws and site plan approval under section 9.1. Mr. Emerson shares a quick overview of the subdivision project. The 7+ acres would be divided into a 4-acre parcel that would contain the existing dwelling, the required wastewater permits are in place, there is adequate road frontage, and the permanent access would be from Cold Hill Road. The remaining 3 acres would stay with Mr.

Emerson and there is no development planned for the lot at this point. There were no questions or comments from the board or the public.

Motion to close 2021\_064. Kevin McKeon made the motion, seconded by Curtis Carpenter. All in favor. Motion carried.

Mr. Carpenter opened the public hearing on **2021-068**: Jim McDonald is seeking to convert an existing barn into a self-storage facility located at 8 Deans Lane. The property is owned by McDonald Family II. The application requires conditional use approval for a warehouse in the Commercial District [3.6.2.3] under section 4.2 of the Bylaws. Mr. McDonald notes there are several existing buildings on the parcel and the proposal is to enclose a 3 sided storage shed, formerly used to store wood products, currently used to store cars, RV's, and boats and is now getting requests for self-storage. There will be 12 storage units that are 16 feet deep and 12 feet wide. The existing walls and roof are already there. Mr. Carpenter asks about any other exterior modifications or lighting. Mr. McDonald notes that they will most likely need to add some security lighting on motion sensor. There is existing lighting on nearby buildings. The lighting would be downcast, LED, solar powered lighting. Mr. McKeon asks if there will be any signage. Mr. McDonald notes that there is an existing sign frame at the foot of the building and will ensure that his sign fits the sign requirements in the Bylaws. There were no comments from the public.

Motion to close 2021\_068. Kevin Cole made the motion, seconded by Curtis Carpenter. All in favor. Motion carried.

Mr. Carpenter opened the public hearing on **2021-069**: Jacob Simpson, of Simpson Temple Properties, is seeking reapproval for a campground at 341 Town Farm Road. The application requires conditional use approval for a campground in the Rural Residential District [3.1.2.11] under section 4.2 of the Bylaws and site plan approval under section 9.1. Mr. Simpson notes that they are looking to get their previous permit reinstated seeing their previous permit expired. The site plan is as it was presented, reviewed, and approved 2 years ago. Ms. Gratton notes that the only change to the site plan is the location of the sign and in the application packet the sign meets the Bylaw requirements.

Mark Leahy is an abutter to the development and asks about the plan for overflow parking. He wants to know what happens to cars if the campground is full. Mr. Simpson notes that sites are rented when they are available. If there is no vacancy, then a potential camper would need to seek another place to stay.

Andrew Leahy is an abutter to the development and asks about the site plan and how people are assigned to a site. Mr. Simpson notes that sites are assigned, and people are to stay on the assigned camp site for their stay.

Motion to close 2021\_069. Kevin McKeon made the motion, seconded by David Kennan. All in favor. Motion carried.

Mr. Carpenter opened the public hearing on **2021-070**: Dennis (Dan) Mitchell, is seeking approval to subdivide 7 existing lots located at 1963, 2211, and 2329 Lynburke Road into 5 lots. The application requires final plat approval for a minor subdivision in the Rural Residential District under section 7.7 of the Town Zoning Bylaws and site plan approval under section 9.1. Mr. Mitchell is planning to sell the house on one parcel at 2.1+/- acres and there are lot adjustments for the remaining parcels. Ms. Gratton notes that the frontage, lot sizes, setbacks on existing structures, and right-of-way access points are met. Mr. C. Carpenter confirms that this subdivision is taking 7 existing parcels to make 5 parcels.

Motion to close 2021\_070. Kevin Cole made the motion, seconded by David Kennan. All in favor. Motion carried.

Mr. Carpenter opened a preliminary review for a subdivision near 2439 Lily Pond Road by Lucas Zaun. The subdivision will have a 1.4+/- acre lot and a 7.5 +/- acre lot. Ms. Gratton notes that the whole parcel will need to be shown on the site plan. The subdivided lot has the 50' required right-of-way and the parent parcel retains enough land along the roadway to meet frontage requirements. Mr. Carpenter seeks a motion to accept the preliminary review comments for the subdivision. David Keenan made the motion, seconded by Kevin Cole. All in favor. Motion carried.

Next meeting is scheduled for August 19<sup>th</sup>, 2021.

Mr. Carpenter seeks a motion to adjourn the meeting. First by Curtis Carpenter, second by Kevin McKeon. All in favor. Motion carried. Meeting adjourned 6:28pm

*Respectfully submitted by: NGRATTON*