

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD
August 15, 2019 Minutes
Approved 9/5/19

Members	Public Officials	Press	Public
Jon Prue Brandon Carpenter Curtis Carpenter Kevin Cole Dave Keenan	Annie McLean Laurie Willey		Joe Hodge

Mr. Prue called the meeting to order at 7:00 PM and advised there were three warned items on the agenda.

Mr. Prue proceeded noting there was an agenda change, but no public comment for Non-Agenda items. Ms. McLean, Zoning Administrator would like to add a site-plan waiver to the agenda.

A motion to approve the August 1, 2019 minutes was made by Kevin Cole, seconded by Curtis Carpenter and the vote carried 5-0.

Mr. Prue 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. Prue advised after all comments and questions were finished, the board would discuss the applications in deliberative session. Mr. Prue advised the applicants, the board had up to 45 days to complete their decision, at which time applicants would be notified by Zoning Administrator of their findings and decision. Mr. Prue advised if the application was approved, there would be a 30-day appeal period which starts when written decision is received from the board. If the applicant proceeded with their project before the 30-days were up, they would do so at their own risk.

At this time Mr. Prue noted there were not any interested persons present and proceeded with swearing in the applicant present.

2019-020: Solanna Homes LLC is seeking approval for tiny home sales and construction on Broad St. [Parcel #25-070]. The application requires conditional use approval for light industry in the Commercial District [3.6.2.15] under section 4.4.3 of the Town Zoning Bylaws and Site Plan approval under section 9.1 (cont. from 8/1/19).

Joe Hodge was present and explained he still did not have his Letter of Intent from VTRANS. Mr. Hodge noted he intended to pull the application from the property owner and mail a check to VTRANS.

A motion to close the public hearing was made by Kevin Cole, seconded by Dave Keenan and the vote carried 5-0.

2019-029: Kingdom Campground LLC is proposing to construct a 100- site campground for tent, camper, and/or RV camping on Lynburke Rd. The application requires conditional use approval any use substantially, materially, and outwardly similar to a motel [3.6.2.26] under section 4.4.3 of the Town Zoning Bylaws and Site Plan approval under section 9.1 (cont. from 8/1/19).

Ms. McLean noted applicants were formally waiting on a LOI from VTRANS and asked to have their application continued until the next meeting on Sept. 5, 2019.

A motion to continue the public hearing was made by Curtis Carpenter, seconded by Kevin Cole and the vote carried 5-0.

2019-037: Jim and Sandra Towns are proposing to relocate an existing free-standing sign on the property located at 12 Broad St. The application requires conditional use approval for proposed development that does not meet the minimum required side setback under section 4.4.3 of the Town Zoning Bylaws and Site Plan approval under section 9.1.

Ms. McLean noted unexpectedly the applicants were not able to attend, but added their application explained what they would like to do with the existing sign.

A motion to close the public hearing was made by Brandon Carpenter, seconded by Kevin Cole and the vote carried 5-0.

At this time the board moved on to other business.

2019-041: Site Plan Waiver Request: Ms. McLean explained the Northeast Kingdom Community Action, 1913 Lynburke Rd. would like to add an 18' X 24' greenhouse to their property. Ms. McLean noted it would meet setbacks and showed the board where it would be located. A motion to approve the site plan waiver was made by Dave Keenan, seconded by Kevin Cole and the vote carried 5-0.

Ms. McLean brought to the attention of the board, there would be a meeting on Sept. 5, 2019, and then she would be out on family leave. Ms. McLean noted this was the month the board usually moved the start time of future meetings to 6:00 PM. The board was in agreement to move the start time to 6:00PM until the following spring.

September 5, 2019 meeting will begin at 6:00 PM.

A motion to close the meeting was made by Kevin Cole, seconded by Dave Keenan and the vote carried 5-0.

The meeting adjourned at 7:30 PM.