

Lyndon Development & Review Board

Jan 15, 2015 Minutes

Members	Public Official	Press	Public
Sherb Lang Jen Gould Dave Keenan Craig Weston Peter Morrissette Jon Prue	Laurie Willey Kaela Gray		Mary Grant Tim Tierney David Towle James O'Reilly William Fallon Charles Beliveau Christopher Beliveau

Mr. Morrissette called the meeting to order at 7:00 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 noted anyone present seeking interested party status would need to be sworn in as well as applicants.

2014-119: Rural Community Transportation is proposing to relocate their transportation dispatch and offices to property located at 1753 Industrial Parkway. The applicant is seeking Conditional Use approval for transportation in this Industrial zoning district under section 3.5.2.26 of the by-laws, and site plan approval under section 9.1 of the by-laws.

Mary Grant, Director of RCT presented to the board a detailed map of the renovations to be made to fully fit their needs.

Ms. Grant explained the building would be used for scheduling, dispatching and bus service, and all fueling and repairs of the vehicles will be done off site.

Ms. Grant noted there were 16 employees as well as volunteer drivers.

Craig Weston asked about signage and lighting and Ms. Grant answered they would put a RCT sign on the building and security lighting already exists.

Mr. Morrisette asked the hours of operation and Ms. Grant answered Monday-Friday 4:30 AM - 6:30 PM and half a day on Saturday.

Mr. Morrisette asked when they expected renovations to be complete and Ms. Grant answered they would like to be completely in the new facility by July 1, 2015.

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

2014-120: Kingdom Trails Association is proposing to establish a nordic welcome center and warming hut on land owned by DOR Associates at 2059 Darling Hill Road. The application is seeking Conditional Use approval for outdoor recreation in this Rural Residential zoning district under section 3.1.2.3 of the by-laws, and site plan approval under section 9.1 of the by-laws.

Tim Tierney, Director of Kingdom Trails was present and explained to the board the purpose of the yurt. It will be used in the winter months as a warming hut and to sell tickets.

Mr. Tierney noted the yurt will be open from 8:00 AM - 3:30 PM and will be using the Inn and Children's Theatre parking lots. There will not be external lighting and the sign will exist as it is currently.

Hearing no further questions from the board a motion to go into deliberative session at 7.35 PM with Kaela Gray present was made by Jen Gould, seconded by Jon Prue and the vote carried 6-0.

A motion to come out of deliberative session at 7:53 PM was made by Jen Gould, seconded by Jon Prue with the following decisions being made and the vote carried 6-0.

A motion to approve the RCT application as presented with the following conditions was made by Jen Gould, seconded by Jon Prue and the vote carried 6-0.

1. Signage for the business must meet signage requirements
2. The hours of operation for the business are to be 4:00 AM to 7:00 PM 5 1/2 days a week
3. A final floorplan of the building will be submitted to The Town of Lyndon Fire Department

A motion to approve the Kingdom Trails Association application as presented with the following conditions was made by Jon Prue, seconded by Jen Gould and the vote carried 6-0.

1. All parking will be off the road, on the owner's property
2. The structure is for use only during daylight hours

At this time the board moved on to other business.

Zoning Administrator Kaela Gray noted although Alan Brink was not present, he had filed another site plan.

A motion to approve the permit was made by Sherb Lang, seconded by Jon Prue and the application was denied 0-6. The board explained the application does not meet the setbacks as presented, but it could meet setbacks if the pool was moved to a different location on the property.

A motion to approve a Site Plan Waiver for Jackie Larrabee was made by Jen Gould, seconded by Jon Prue and the vote carried 6-0.

A motion to approve a Site Plan Waiver for Eric Paris was made by Jen Gould, seconded by Jon Prue and the vote carried 6-0.

Kaela submitted a request to amend the Nichols sub-division application # 2014-73: approved last summer to a change of acreage. A motion was made by Jen Gould, seconded by Jon Prue to accept the amendment as presented with the following conditions and the vote carried 5-0-1 with Peter Morrissette abstaining.

1. New Mylar put on file
2. New paper survey submitted

A motion to approve the Antonucci/Taylor Notice of Decision was made by Jon Prue, seconded by Craig Weston and the vote carried 5-0-1 with Jen Gould abstaining.

A motion to approve the McCormack Notice of Decision was made by Jon Prue, seconded by Dave Keenan and the vote carried 5-0-1 with Jen Gould abstaining.

A motion to approve the Dec. 18, 2014 minutes was made by Jon Prue, seconded by Dave Keenan and the vote carried 5-0-1 with Jen Gould abstaining.

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

The meeting adjourned at 8:29 PM.