

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD
January 19, 2017 Minutes
Approved 2/2

Members	Public Official	Press	Public
Jon Prue	Annie Geratowski		Jim O'Reilly
Brandon Carpenter	Laurie Willey		Dennis LaBounty
Dave Keenan			Collin Daulong
Kevin McKeon			Caitlin Daulong
Craig Weston			Joycelyn Minich
Eric Paris			Peter Minich
			Chris Hibshman
			Pete Tomczyk

Mr. Prue called the meeting to order at 6:03 PM and advised there was 2 warned items on the agenda.

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 swore in the applicants and interested parties.

2017-001: Dennis LaBounty is proposing to convert an existing residential garage into motor vehicle repair shop on the property located at 293 Cotton Road. The application requires conditional use approval for other uses in the Rural Residential District under section 3.1.2.20 of the Town Zoning Bylaws and site plan approval under section 9.1.

Dennis LaBounty was present for the meeting and explained to the board his proposal of converting his two bay garage into a small motor vehicle and snow machine repair shop for his son. Mr. LaBounty noted that there would not be any junk parts or cars left outside, as he takes great pride in keeping his property looking good.

Eric Paris asked what the procedure would be for waste oil and fluids. Mr. LaBounty noted they would be stored in 55 gal plastic drums to be brought to the recycling center.

Craig Weston asked again about the potential for outside parts, junk and tires and Mr. LaBounty answered they would not be stored outside.

Eric Paris asked if there would be any signs and Mr. LaBounty answered there would be a sign on the building.

Eric Paris asked what the hours of operation would be and Mr. LaBounty answered Monday-Friday 8:00 AM- 6:00 PM with an occasional weekend as needed.

Brandon Carpenter asked if there would be outside lighting, and Mr. LaBounty answered he would not be adding to what existed already.

Hearing no further questions from the board, Mr. Prue asked if there were any comments from the public.

Mr. Peter Minich asked to go on record stating he was opposed to the garage, stating zoning by-laws 1.2 and 3.1.2. Mr. Minich stated the garage goes against the spirit of the by-laws written and integrity of the neighborhood.

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

2017-002: Kingdom Experiences LLC is proposing to convert a portion of an existing structure on the property located at 2074 Darling Hill Road into a check-in center for outdoor recreation tours. The application requires conditional use approval for outdoor recreation and structures necessary and incidental thereto in the Rural Residential District under section 3.1.2.3 of the Town Zoning Bylaws and site plan approval under section 9.1.

Collin and Caitlin Daulong owners of the proposed business were present and explained they would be giving mountain bike guided tours.

Mr. Daulong noted the space they would like to occupy would be used to sell tickets, a place to meet with the tour guide and a place for customers to congregate before and after their tour.

Mr. Daulong noted there would be two signs that would be under the 36 square feet of the zoning by-laws. Mr. Daulong noted the hours of operation would be Monday-Sunday conditional year around, based off the traffic of the kingdom trails.

Dave Keenan asked if they would be holding camps on site and Mr. Daulong answered day camps. Mr. Daulong went on to explain tours would be a maximum of 20 people with 10 per group tour.

Dave Keenan asked if the space had two exits and Mr. Daulong answered yes.

A motion to go into deliberative session at 6:24 PM was made by Craig Weston, seconded by Kevin McKeon and the vote carried 6-0.

A motion to come out of deliberative session at 7:18 PM was made by Dave Keenan, seconded by Brandon Carpenter and the vote carried 6-0.

Zoning Administrator, Annie Geratowski presented to the board an update on the Mark Bean application, noting Mr. Bean has appealed the board's decision to the Environmental Court.

Ms. Geratowski asked the board to cancel the Feb. 16th meeting because of a conflict with the Community Visit Program and the board agreed.

A motion to adjourn was made by Brandon Carpenter, seconded by Kevin McKeon and the vote carried 6-0.

The meeting adjourned at 7:31 PM.