

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD
February 2, 2017 Minutes
Approved 3/2/17

Members	Public Official	Press	Public
Jon Prue Brandon Carpenter Dave Cobb Kevin McKeon Craig Weston Dave Keenan - in @6:17	Annie Geratowski Laurie Willey	News-7	Cathy McQuade Charlie McQuade Peggy Parker

Mr. Prue called the meeting to order at 6:03 PM and advised there was 1 warned item 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.

The meeting began with motions to approve the minutes from previous meetings.

A motion to approve the Dec. 15, 2016 minutes was made by Kevin McKeon, seconded by Craig Weston and the vote carried 5-0.

A motion to approve the Jan. 19, 2017 minutes was made by Brandon Carpenter, seconded by Craig Weston and the vote carried 4-0-1 with Dave Cobb abstaining.

2017-003: Anne Parker is proposing to subdivide a 16 acre parcel located on Brown Farm Road into two lots consisting of a 1.1 acre lot and a 14.09 acre lot as well as transfer 6.8 acres from a 54.6 acre parcel located on Lily Pond Road to be merged with 7.1 acres at 256 Lily Pond Road owned by Charles and Kathleen McQuade. The application requires final plat approval for a minor subdivision in the Rural Residential District under section 7.7 of the Zoning By-laws and site plan approval under section 9.1 of the By-laws.

Charlie McQuade-son-in-law of Anne Parker was present to explain the subdivision. Mr. McQuade noted Ms. Parker is giving 6.8 acres to Kathy & Charlie McQuade from the 54.6 acre parcel and subdividing a 16 acre parcel into a 1.1 acre lot for the Cardinal's Nest and the remaining 14.09 acre lot.

Mr. McQuade noted the 1.1 acre piece has storage sheds and a trailer currently used by the Cardinal's Nest. It is noted that the trailer on the sub-division will need to be moved as it does not meet the current setback requirements. Discussion followed concerning the trailer as to when it should be moved and the board noted it will be a condition on the permit.

At this time the board moved on to other business.

Annie Geratowski, Zoning Administrator provided the board with material from the Planning Commission concerning potential zoning changes to the Rural Residential District/Darling Hill area. Ms. Geratowski noted the Planning Commission would like the DRB members to review the information provided on Cottage Industries and provide feedback.

Dave Cobb asked Ms. Geratowski to seek out information on Cottage Industries from other similar towns.

At this time Ms. Geratowski shared again the review of the current operating procedures with the DRB board and a consideration for an amendment or change. Discussion followed among the members and Chairman, Mr. Prue asked to see proposed changes in writing.

Hearing no further discussion from the board a motion was made by Brandon Carpenter, seconded by Dave Cobb to close the meeting and go into deliberative session and the vote carried 6-0.