

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD

February 4, 2021

Minutes

DRAFT

Members

Jon Prue
Brandon Carpenter
Kevin Cole
Curtis Carpenter

Public Officials

Denise Montgomery

Press

Public

Barb Irwin
Charles Hickey
Kainne Hansbury
Zoe Gason
Susan Hanus
Call-In-User

Jon Prue called the meeting to order at 6:02 PM and advised there was one warned item on the agenda.

Mr. Prue asked to add a discussion with the Board on what is and is not considered AG after the close of the public hearing. The Board agreed.

Kevin Cole made a motion to approve the January 7, 2021 minutes. Brandon Carpenter seconded the motion. The Board voted 4-0.

Mr. Prue gave 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. Prue then provided an explanation of "interested persons" and their ability to appeal a decision issued by the Board. Mr. Prue then swore in anyone wishing to provide testimony.

Mr. Prue opened the public hearing on application 2020-001.

Kainne Hansbury is proposing to sub-divide a 10.03 acre parcel of land off from a 63.6 acre parcel owned by Richard Downing, Sr. located at 465 Darling Hill Road. The 10.03 acre parcel currently has no structures, while the proposed 53.4 acre parcel will have an existing barn on it. The application requires final plat approval for a minor subdivision in a Rural Residential District under section 7.7 of the Town Zoning Bylaws and site plan approval under section 9.1.

The board had no questions or comment. Susan Hanus asked about the parking and expressed she would like to have interested party status. Barb Irwin asked if the church and pavilion were on the same lot as the sub-division is being proposed. Barb also expressed she would like to have interested party status.

Kevin Cole made a motion to close the public hearing on application 2021-002. Curtis Carpenter seconded the motion. The Board voted 4-0.

Mr. Prue opened discussion with the board on what is and is not considered ag. There are 2 properties looking to seek ag status, one on Cotton Road and one on South Wheelock Road. The board decided to take it as face value from the property owners that they were in fact an ag operation. They did decide that they would recommend to Justin Smith, interim Zoning Administrator, that the property owner submits a

sketch of their plans to the ZA to check for setbacks. The board will give the property owner the farm structure checklist and let them know about any available resources.

Also added was a brief discussion on Riverside School and their desire to add a pavilion structure to their property. Mr. Prue will reach out and let them know they need to submit an application for Board review.

Meeting adjourned at 6:53 p.m.

Respectfully submitted by: DMontgomery

DRAFT