

**Lyndon Development & Review Board
February 19, 2015 Minutes**

Members	Public Official	Press	Public
David Keenan Jon Prue Craig Weston Jen Gould	Laurie Willey Kaela Gray		Brian Bona

Vice-Chair Jon Prue called the meeting to order at 7:01 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 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. Prue 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. Prue noted anyone present seeking interested party status would need to be sworn in as well as applicants. At this time Mr. Prue read the entire by-laws that explained the criteria of Interested Person status.

Mr. Prue swore in the applicant.

At this time Mr. Prue noted that there were only 4 members present of the 7 member board. Mr. Prue explained to Mr. Bona, in order for his application to pass there must be four affirmative votes. If applicant chooses he may postpone his application to such time when there are more members present. Mr. Bona noted he would proceed.

2015-001: ABFB Corporation (doing business as The White Market) is seeking to convert the space formerly occupied by LEARN located at 154 Main Street into four one-bedroom apartments. The application requires Conditional Use approval as a multi-family dwelling in the Main Street zoning district under section 3.8.2.1 of the by-laws, and site plan approval under section 9.1 of the by-laws.

Mr. Bona explained to the board his plans for the building located at 154 Main St. It is his intention to completely renovate the down stairs of the building creating 4-one bedroom apartments, hoping to

make them all handicapped accessible. Mr. Bona explained he needs 12 parking places for the apartments and noted he has more than required.

Craig Weston asked how he would monitor the parking. Mr. Bona answered he did not think it was a problem. If he rents to senior citizens they often do not have two cars, and other renters would most likely be leaving in the morning to go to work and return in the evening when the parking lot for Whites Market is less utilized.

Hearing no further questions from the board a motion to go into deliberative session at 7:14 PM with Kaela Gray present was made by Jen Gould, seconded by Craig Weston and the vote carried 4-0.

A motion to come out of deliberative session at 7:22 pm was made by Jen Gould, seconded by Dave Keenan and the vote carried 4-0.

A motion to approve the ABFB Corporation application as presented with the following conditions was made by Jen Gould, seconded by Dave Keenan and the vote carried 4-0.

1. 12 parking spaces for tenants must be designated and maintained
2. All state and local permits obtained

At this time the board moved on to other business.

A motion to approve the January 15, 2015 minutes was made by Jen Gould, seconded by Dave Keenan and the vote carried 4-0.

A motion to approve the Alan Brink Jr. 2014-115 Notice of Decision was made by Jen Gould, seconded by Craig Weston and the vote was 0-4 disapproved.

A motion to approve the RCT Notice of Decision was made by Jen Gould, seconded by Dave Keenan and the vote carried 4-0.

A motion to approve the Kingdom Trails 2014-120 Notice of Decision was made by Jen Gould, seconded by Dave Keenan and the vote carried 4-0.

At this time Kaela Gray presented to the board an ongoing complaint of an unregistered vehicle (bus) on the property of John Noble at Davis Lane.

The board decided they had done all they could and a motion was made by Jen Gould seconded by Dave Keenan to transfer the violation to the Select Board to act on.

A motion to adjourn was made by Jen Gould, seconded by Dave Keenan and the vote carried 4-0.

The meeting adjourned at 7:41 PM.