

**TOWN OF LYNDON**  
**DEVELOPMENT REVIEW BOARD**  
**February 20, 2020 Minutes**  
*Approved 3/5/20*

<b>Members</b>	<b>Public Officials</b>	<b>Press</b>	<b>Public</b>
Jon Prue Brandon Carpenter Curtis Carpenter Kevin Cole Pauline Harris Craig Weston	Annie McLean		Levi Bourne Jeff Houde Kristin Michaud

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

Annie McLean noted that she had received a zoning permit application for a home occupation at 1350 Sugar Maple Rd. that required a site plan waiver and requested that it be added to the agenda after item #5. Jon Prue made **a motion to add site plan waiver request 2020-004 as Agenda Item #6.** Brandon Carpenter seconded the motion. The Board voted 6-0.

Pauline Harris made a **motion to amend the January 16, 2020 minutes to include “the meeting adjourned at 7:00 p.m.” and approve the minutes as amended.** Kevin Cole **seconded the motion.** The Board **voted 6-0.**

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 2020-002.** Levi Bourne is proposing renovate an existing single-family dwelling located at 35 Main St. into office space and an apartment. The application requires conditional use approval for a dwelling unit [3.3.2.1] under section 4.4.3 of the Town Zoning Bylaws and Site Plan approval for an office use and dwelling unit under section 9.1.

The applicant presented the application noting that he had received a highway access permit from the Village to relocate the curb cut on Main St. and that the access and parking would potentially made available to three of the abutting properties, which are currently occupied by W.B. Mason and the Guibord Funeral Home. Approximately  $\frac{3}{4}$  of the existing building would be used as office space for Bourne’s Energy, which typically has six office employees, and the reaming space would house an apartment. Office hours of operation are typically 8:00 a.m. to 4:30 p.m. Monday through Friday, however the business operates 24/7 and trucks may need to pick up parts at this site during hours outside of normal office operations. The Barn would be used for equipment and parts storage. Fuel and truck storage for

Bourne's will remain at the Hopkins Concrete Yard location. Security lighting will be placed on the rear of the barn. Traffic may be routed in a one-way pattern between the Main St. and W.B. Mason Center St. accesses.

Board Members asked questions about the traffic flow, parking layout, and potential need for tree removal. There was discussion concerning whether the Village owned the Maple tree on the southeast corner of the lot.

Pauline Harris and Craig Weston asked about the buffer requirement for driveways. Annie McLean clarified that there were no buffer requirements for commercial properties in the Village Commercial District.

Craig Weston asked if the parking and driveway would be paved. The applicant stated that both would be staymat.

Curtis Carpenter made a **motion to close the public hearing on application 2020-002**. Kevin Cole **seconded the motion**. The Board **voted 6-0**.

Mr. Prue **opened the public hearing on application 2020-003**. Jeff Houde is requesting site plan approval for a home occupation [processing of wild game] located at 487 Kingdom Rd. The application requires site plan approval for a home occupation [3.1.1.5] under section 9.1 of the Town Zoning Bylaws.

The applicant presented the application noting that the only item to be reviewed on the site plan was the compost pile, much of which is comprised of non-commercial scraps, which are not part of the site plan review.

Curtis Carpenter asked about the reasoning for the location of the compost pile. Mr. Houde state that the location was suggested by a representative from the Vermont Department of Environmental Conservation (VT DEC). Mr. Houde also stated that it was illegal to dispose of carcasses off-premise. Mr. Houde stated that he turned the pile every 45 days and there was a smell when the pile was turned, however it dissipated within hours and the smell was compost (same a vegetable compost) not rotting carcasses.

Pauline Harris asked what was done with the final compost product. Mr., Houde answered that he utilized some and had some trucked away.

Kevin Cole asked how many animals were commercially processed each year. Mr. Houde said this work was seasonal and that it varied but was about 120 for the 2019 Vermont Hunting Season.

Craig Weston asked about waste product disposal from Mr. Houde's year-round taxidermy work. Mr. Houde stated that there were no waste products disposed of on premise from his taxidermy work.

Kristin Michaud stated that the smell was unbearable for three plus hours when the compost was turned and requested that Mr., Houde be required to dispose of all commercial byproducts off-premise.

Lori Peever submitted written testimony in which she requested that all written testimony submitted by herself and Kristin Michaud for public hearing 2019-070 on December 19, 2019 be considered for this hearing as well.

Jon Prue made a **motion to close the public hearing on application 2020-003**. Brandon Carpenter **seconded the motion**. The Board **voted 6-0**.

Annie McLean presented **site plan waiver request (2020-004)** for a home occupation at 1350 Sugar Maple Rd. Brandon Carpenter made **a motion to. approve the site plan waiver.** Kevin Cole **seconded the motion.** The Board **voted 6-0.**

The meeting adjourned at 7:10 p.m.

*Respectfully submitted by: AMclean*