

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD
February 21, 2019 Minutes
Approved 3/7/19

Members	Public Officials	Press	Public
Jon Prue Curtis Carpenter Craig Weston Eric Paris	Annie McLean Laurie Willey		Jim Gallagher Susan Hanus

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

Mr. Prue proceeded noting there was an agenda change. Ms. McLean, Zoning Administrator would like to add under other business a preliminary sub-division from NVDA.

A motion to approve the Dec. 20, 2018 minutes was made by Craig Weston, seconded by Eric Paris and the vote carried 4-0.

Mr. Prue explained to the applicants the DRB was a seven-member board with only 4 members present. Applications would require 4 affirmative votes in order to pass. Applicants are given the opportunity to postpone their application until a future meeting with more DRB members present.

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 explained interested persons would need to be sworn in as well as the applicants, and a detailed explanation of an interested party was on the table at the back of the room.

2019-002: Hanus Realty LLC is seeking reapproval to subdivide a 10.3-acre parcel located at 1563 Darling Hill Road into four (4) lots. The application requires final plat approval for a minor subdivision in the Rural Residential District under section 7.7 of the Town Zoning Bylaws and site plan approval under section 9.1.

Ms. McLean noted at this time this application had been approved previously, but the required mylar had not been submitted for recording in the required timeframe.

Ms. Hanus was present and explained the Trueline Survey as to where the three lots were to be.

Ms. McLean explained all three lots met the Town of Lyndon Zoning By-laws.

Ms. McLean further noted the Zoning Office had received written testimony from neighboring property owners asking that their written objections to the previous sub-division go on record and be included in the minutes.

Hearing no further questions or comments a motion to close the public hearing was made by Craig Weston, seconded by Curtis Carpenter and the vote carried 4-0.

At this time the board moved on to other business.

Ms. McLean presented to the board a sketch plan for review from Jim Gallagher, President of the Upright Steeple Society. Mr. Gallagher noted there was a piece of a lot across from their current location that Ms. Tolman would like to gift to Upright Steeple Society. Mr. Gallagher explained the small section of the Tolman property (approximately 1/10 of an acre) was currently used as a parking lot, and was not lot large enough to be developed for any future use. Ms. Tolman is willing to deed this section of her existing lot to the Meeting House.

Ms. McLean noted in order to complete this process the Meeting House needs a boundary line adjustment and will also need to merge their 2 existing lots together.

Hearing no further comments a motion to close the public hearing was made by Eric Paris, seconded by Curtis Carpenter and the vote carried 4-0.

Ms. Mclean moved on to the second order of business, NVDA requesting an approval for a sub division for lot D a 11.42-acre piece. Ms. McLean noted the preliminary sketch plan meets the Lyndon Zoning By-laws.

A motion to approve the preliminary NVDA sketch plan was made by Curtis Carpenter, seconded by Craig Weston and the vote carried 4-0.

At this time Ms. McLean brought to the attention of the board the time constraints of the 2020 Municipal Plan Update, noting the draft plan needs to be complete by the end of the summer. Ms. McLean asked the board if they would like to meet and discuss what input the DRB board would like to contribute. Ms. McLean noted there were no warned items for the next meeting but post an agenda for a DRB work session for Town Plan and zoning input. Ms. McLean will notify all board members and alternates asking them to attend.

A motion to close the hearing was made by Eric Paris, seconded by Curtis Carpenter and the motion carried 4-0.

The meeting adjourned at 7:10 PM.