

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD

March 1, 2018 Minutes

Approved 4/19/18

Members	Public Official	Press	Public
Brandon Carpenter Kevin Cole Dave Keenan Kevin McKeon Eric Paris	Annie McLean Laurie Willey		Bill Cote Arthur Lindgren Margaret Lindgren Mary Scott

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

Mr. Carpenter proceeded noting there were not any agenda changes or public comment for Non-Agenda items.

A motion to approve the Feb. 15, 2018 minutes was made by Dave Keenan, seconded by Kevin McKeon and the vote carried 4-0 with Jon Prue voting via email.

Mr. Carpenter 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. Carpenter advised after all comments and questions were finished, the board would discuss the applications in deliberative session. Mr. Carpenter 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. Carpenter 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. Carpenter noted, if anyone present was seeking interested party status the full explanation was on the table next to the sign in sheet.

Mr. Carpenter further explained the DRB board is a seven member board with only 5 members present, therefore applicants would need to have four affirmative votes for an approval. The board extends to the applicant the option to postpone their application until time when there are more members present. Arthur and Margaret Lindgren noted they wished to proceed.

2018-002: Arthur and Margaret Lindgren are proposing to use a portion of an existing residence on the property located at 416 Center Street in the Residential Neighborhood (RNH) District for a home occupation (section 3.2.1.3). The application requires site plan approval under section 9.1 of the Town Zoning Bylaws.

Mr. & Mrs. Lindgren were present and explained their business was a family business between his wife, son and daughter-in-law. A business that mainly was a chimney cleaning service with a retail component. Mr. Lindgren explained their customer base was a specialty. They often have only one customer a week come into the actual

showroom. Mr. Lindgren explained and deliveries to the new property would be made by a box truck, not tractor trailers.

Kevin Cole asked if they would receive deliveries from UPS and FedEx, and Mr. Lindgren answered yes 1-2 times a week.

Brandon Carpenter asked if they have control over the time of deliveries and Mr. Lindgren answered yes.

Brandon Carpenter asked if they intended to have a sign and Mr. Lindgren replied only if permitted by the board.

Kevin McKeon asked the hours of operation and Mr. Lindgren answered 8-4 Monday-Friday and 9-1 on Saturday.

Dave Keenan asked the number of employees, Mr. Lindgren answered, he and his wife intend to live on site, noting his son and daughter-in-law were co-owners.

Brandon Carpenter asked if they have service vehicles or other equipment and Mrs. Lindgren noted they have a van and fork-lift that would be kept in the barn out of sight.

Hearing no other questions from the board, Mr. Carpenter asked if anyone present would like to speak.

Mr. Bill Cote, current owner of the property shared he was available if the board had any questions.

Mr. Cote, noted he currently has a permit for a home occupation, and years before Keith Johnson, of Johnson Heating and Plumbing used available parking under the barn for parking his service vehicles.

Hearing no further questions or comments a motion was made to close the public hearing at 6:19 by Eric Paris, seconded by Kevin Cole and the vote carried 5-0.

At this time the board moved on to other business.

ZA, Annie McLean presented Site Plan Waiver 2018-004: Jan Austin, was closing her beauty shop on Depot Street and would like to re-locate her station to her home. Ms. McLean noted state permits were not required.

Hearing no questions from the board a motion to approve the waiver was made by Dave Keenan, seconded by Kevin Cole and the vote carried 5-0.

Mr. Carpenter noted there wasn't any old business or correspondence to discuss.

A motion to close the meeting and go into deliberative session was made by Dave Keenan, seconded by Kevin McLean and the vote carried 5-0.

The meeting adjourned at 6:25 PM.