

**TOWN OF LYNDON**  
**DEVELOPMENT REVIEW BOARD**  
**March 2, 2017 Minutes**  
*Approved 6/1/17*

<b>Members</b>	<b>Public Official</b>	<b>Press</b>	<b>Public</b>
Brandon Carpenter Dave Cobb Kevin McKeon Dave Keenan Eric Paris	Annie Geratowski Laurie Willey		Barb Irwin Allison Low MJ Miller Fred Miller  <i>Arrived after public hearing closed:</i> Bill Fallon Joan Fallon Catherine Dwyer David Dwyer

Brandon Carpenter called the meeting to order at 6:00 PM and advised there was 1 warned item on the agenda.

Mr. Carpenter inquired as to any agenda changes, and hearing none asked for a motion to approve the February 2, 2017 minutes. A motion was made by Kevin McKeon, seconded by Dave Cobb to approve the minutes and the vote carried 4-0-1 with Eric Paris abstaining.

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 swore in interested parties.

**2017-005:** Carrie Tomczyk is proposing to extend the closing time of the bar located at 2099 Darling Hill Road (The Hub) from 8:00 PM to 9:00 PM. The application requires an amendment to the existing conditional use approval (2016-001) for other uses in the Rural Residential District under section 3.1.2.20 of the Town Zoning Bylaws.

Zoning Administrator Annie Geratowski noted that Ms. Tomczyk had been in a skiing accident that day and would not be in attendance, but added if the board requested Ms. Tomczyk could participate by phone. The board replied that would not be necessary and proceeded to discuss the proposed hour extension.

Ms. Geratowski noted Ms. Tomczyk's request for the additional hour was to give her patrons the opportunity to stay for the sunset views.

Hearing no comments or questions from the board, Mr. Carpenter asked if there were any from the public.

Fred Miller noted he had concerns the area was drifting away from being rural residential. Noting an hour this time but what would be asked for next. Mr. Miller expressed concerns with the current traffic and safety situation.

Barb Irwin went on record to say she also had concerns with the area but not the permit request.

At this time board members and Ms. Geratowski explained these issues were in front of the Planning Commission and their concerns needed to be addressed by attending a Planning Commission meeting.

Hearing no further questions or comments a motion to close the public hearing at 6:17 PM was made by Dave Cobb, seconded by Eric Paris and the vote carried 5-0.

At this time Ms. Geratowski noted she had invited Alison Low from NVDA to discuss DRB operating procedures. Ms. Low presented members a handout of "Due Process and the DRB" and followed up with a brief power point presentation.

Upon completion of the power point, discussion followed and Ms. Low noted she was always available should Ms. Geratowski or board members have any further questions.

At this time a motion to go into deliberative session at 7:07 PM was made by Eric Paris, seconded by Dave Cobb and the vote carried 5-0.