

## Lyndon Development & Review Board

### March 3, 2016 Minutes

<b>Members</b>	<b>Public Official</b>	<b>Press</b>	<b>Public</b>
Dave Keenan Jon Prue Dave Cobb Brandon Carpenter Craig Weston Jen Gould (out at 7:40)	Laurie Willey Kaela Gray		Travis Glodgett

Mr. Prue called the meeting to order at 7:02 PM and advised there was 1 warned item on the agenda.

The first order of business was to nominate a new Chair and Vice-Chair.

A motion to nominate Jon Prue as Chair was made by Craig Weston, seconded by Brandon Carpenter and the vote carried 5-0-1 with Jon Prue abstaining.

A motion to nominate Brandon Carpenter as Vice-Chair was made by Dave Keenan, seconded by Jen Gould and the vote carried 5-0-1 with Brandon Carpenter abstaining.

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.

2016-003: Travis Glodgett (d.b.a. Hoagie's Pizza & Pasta) is proposing to construct a two part addition measuring 28' X 30', and 12' X 21' onto the existing restaurant located at 6583 Memorial Drive. A restaurant is a permitted use in this Commercial Zoning District, the application requires site plan approval under Section 9.1 of the zoning bylaws.

Travis Glodgett was present and used the design plans that were submitted to the board to explain where the additions would be. Mr. Glodgett noted the existing patio will be converted and a new area will be built by the kitchen. Mr. Glodgett noted they will be adding a lounge giving the facility a total of 106 seats.

Mr. Glodgett noted the hours of operations would not be changed, and they will be amending their liquor license to include liquor, and will be installing a new heavy duty grease trap in front of the new addition.

Craig Weston asked about parking and Mr. Glodgett answered there will be 36 parking spaces including 8 spaces previously provided by Brian Bona (White Market). A copy of that agreement was given to the board in the application. Mr. Glodgett noted that it meets the zoning by-laws.

Mr. Glodgett stated that the parking area will be extended on the property toward the river. Mr. Glodgett and his engineer have met with the Agency of Natural Resources on the site, and the State does not have a problem with the parking area being extended in that direction.

Craig Weston asked about emergency exits in the new construction and Mr. Glodgett answered that was to be determined by Brad Charron.

Mr. Glodgett explained that he would like to start construction by April 1, 2016 and will attempt to not interrupt business by having the construction hours between 3:00 and 11:00 AM.

Craig Weston inquired about the property lines between White Market and Hoagies and Mr. Glodgett noted they are clearly marked on the plans submitted.

Jen Gould asked about snow removal and Mr. Glodgett answered removal will not be affected and will continue with the plan they currently use.

Craig Weston asked if in the summer the ice-cram take out would create a parking issue and after discussion the board agreed it would not.

Hearing no further questions a motion to go into deliberative session at 7:20 PM with Kaela Gray present was made by Craig Weston, seconded by Jen Gould and the vote carried 6-0.

A motion to come out of deliberative session at 7:35 PM was made by Jen Gould, seconded by Dave Keenan and the vote carried 6-0.

A motion to approve the Travis Glodgett application as presented with one condition was made by Dave Keenan, seconded by Brandon Carpenter and the vote carried 6-0.

1. Exterior lighting must be downcast.

A motion to approve the Feb. 4, 2016 minutes was made by Brandon Carpenter, seconded by Craig Weston and the vote carried 4-0-1 with Jon Prue abstaining.

A motion to approve the Tomczyk Notice of Decision was made by Craig Weston, seconded by Dave Keenan and the vote carried 4-0-1 with Jon Prue abstaining.

A motion to approve the McQuade Notice of Decision was made by Dave Cobb, seconded by Dave Keenan and the vote carried 4-0-1 with Jon Prue abstaining.

Kaela Gray presented a request from Alan Young to allow the Chandler Pond Farm Shed to remain on the property all year and he will use it for storage.

A motion was made by Dave Keenan, seconded by Brandon Carpenter to amend the original permit and allow the shed to remain the vote carried 5-0.

Kaela Gray presented a letter to the Planning Commission requesting a re-consideration of the zoning on Darling Hill Road. The letter was written by Dave Cobb following a discussion of the Development Review Board at a previous meeting. A motion was made by Brandon Carpenter, seconded by Craig Weston to approve the letter as written. The vote carried 4-0-1 with Dave Cobb abstaining.

Kaela Gray presented to the board a request for a licensed in-home daycare from Justin Deos. The board agreed a site-plan waiver was not needed.

A motion to adjourn was made by Dave Cobb, seconded by Craig Weston and the vote carried 5-0.

The meeting adjourned at 7:50 PM.