

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD
March 5, 2020 Minutes
Approved 5/7/20

Members	Public Officials	Press	Public
Jon Prue Brandon Carpenter Kevin Cole Pauline Harris Craig Weston	Annie McLean	Talyor Girard – News 7	Mark Baxter

Mr. Prue called the meeting to order at 6:01 PM and advised there was one warned item on the agenda.

Annie McLean noted that she had received a zoning permit application for a new barn at the Caledonia County Fairgrounds that required a site plan waiver and requested that it be added to the agenda after item #4. Kevin Cole made a **motion to add site plan waiver request 2020-007 as Agenda Item #5**. Pauline Harris seconded the motion. The Board voted 5-0.

Pauline Harris made a **motion to approve the meeting minutes of February 20, 2020**. Kevin Cole **seconded the motion**. The Board **voted 5-0**.

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 explained the DRB was a seven-member board with only five (5) members present. Applicants would need four (4) affirmative votes to have their application pass. Applicants were given the opportunity to postpone to the next warned meeting with hopes more members would be present. Mr. Baxter stated that he would like to proceed with review of his application. Mr. Prue then swore in anyone wishing to provide testimony.

Mr. Prue **opened the public hearing on application 2020-005**. JSM Properties LLC is proposing a 20’ x 99’ addition to an existing building used for countertop fabrication at 82 Commercial Ln. The application requires conditional use approval for manufacturing [3.5.2.4] under section 4.2.2 of the Town Zoning Bylaws, conditional use approval for failure to meet the required front yard setback under section 4.4.3, and site plan approval under section 9.1.

The applicant presented the application noting that the new loading dock would make it easier for trucks to access the site.

Board Members asked questions about the deliveries, parking layout, lighting, and setbacks from Commercial Ln.

The Applicant presented an alternate loading dock design and site plan that met the required 50-foot front setback, noting that he preferred the original design but that the alternate plan was doable.

Brandon Carpenter made a **motion to close the public hearing on application 2020-007**. Kevin Cole **seconded the motion**. The Board **voted 5-0**.

Annie McLean presented **site plan waiver request (2020-007)** for a new barn to house antiques at the Caledonia County Fairgrounds. Kevin Cole made a **motion to approve the site plan waiver**. Pauline Harris **seconded the motion**. The Board **voted 5-0**.

The meeting adjourned at 7:00 p.m.

Respectfully submitted by: AMclean