

**TOWN OF LYNDON**  
**DEVELOPMENT REVIEW BOARD**

**March 18, 2021**

**Minutes**

*DRAFT*

**Members**

Jon Prue  
Brandon Carpenter  
Kevin Cole  
Kevin McKeon  
Curtis Carpenter  
Pauline Harris

**Public Officials**

Denise Montgomery

**Press**

**Public**

Stephan Guy  
Andrea Kupetz  
Joe Buzzi  
Justin Crowley

Jon Prue chaired the meeting which was brought to order at 6:03 pm.

Mr. Prue wanted to add a Site Plan review to the end of the meeting. Motion made by Kevin Cole and seconded by Pauline Harris. Motion carried 6-0.

Mr. Prue opened the public hearing on **2021-005**: Ronald Guy is proposing to sub-divide a 1.83-acre parcel of land off from a 3.85-acre parcel he owns which is located at 1009 Darling Hill Road. The proposed 1.83-acre parcel currently has no structures, while the proposed 2.02-acre parcel has the existing house and detached garage on it. The application requires final plat approval for a minor subdivision in a Rural Residential District under section 7.7 of the Town Zoning Bylaws and site plan approval under section 9.1. Board members asked questions regarding setbacks which were answered by Stephan Guy Atty in Fact for Ronald Guy and also answered by Andrea Kupetz. Pauline Harris **made a motion to close the public hearing on application 2021-005**. Kevin Cole seconded the motion. The Board **voted 6-0**.

Mr. Prue opened the public hearing on **2021-006**: Louis Buzzi is proposing to sub-divide a 1.4-acre parcel of land off from a 9.7-acre parcel he owns which is located 5040 Memorial Drive. The proposed 1.4-acre parcel currently has 3 commercial storage shed structures, while the proposed 8.3-acre parcel has a building which is used for commercial storage and a retail business. The application requires final plat approval for a minor subdivision in a Rural Residential District under section 7.7 of the Town Zoning Bylaws and site plan approval under section 9.1. Board members asked questions. Pauline Harris **made a motion to close the public hearing on application 2021-006**. Curtis Carpenter seconded the motion. The Board **voted 6-0**.

The Board discussed the additional site plan for Catherine Dwyer's property on Darling Hill Rd. This will go down to 3 lots instead of 4. Currently the garage on the property is too close to the property line of one of the other owned lots. The board is voting to approve the combining of 2 lots, if this is not what the applicant was looking to do it will have to come back in front of the board. Motion made by Pauline Harris to approve the above. Kevin McKeon seconded the motion. The Board **voted 6-0**.

Next meeting will be scheduled for April 1st.

Meeting adjourned 6:40 pm

*Respectfully submitted by: DMontgomery*

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