

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

**April 15, 2021**

**Minutes**

*DRAFT*

**Members**

Jon Prue  
Brandon Carpenter  
Kevin Cole  
Craig Weston  
Curtis Carpenter  
Pauline Harris  
Kevin McKeon (6:36pm)

**Public Officials**

Denise Montgomery

**Press**

**Public**

Cathy Dwyer  
David Matthews  
Diane Matthews

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

Mr. Prue wanted to add a preliminary sub-division 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 **2021-014**: Catherine & David Dwyer are proposing a boundary line adjustment/subdivision. The applicants are proposing to add 2.4 acres of land onto tax map parcel 06-286 increasing the total acreage of that parcel to 12.8 acres. The applicants will be subdividing the 2.4 acres from tax map parcel 06-174, which is currently 10.5 acres. The purpose of the additional acreage is to create a conforming setback for the existing buildings on tax map parcel 06-286, so the parcel can be sold separately from other lands owned by the applicants. The applicants property is located at 155 Willoughby Way. The proposed 12.8 acre parcel will include all of the applicants existing structures, while the remaining 8.1 acres from tax map parcel 06-174 will be added to tax map parcel 06-285 to create one, 14.2 acre parcel with no existing structures. 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 and made comments. Jon Prue will check with Justin Smith to make sure the Board can approve even with the above acreages on the separate parcels being slightly off from the map that was sent in. Pauline Harris **made a motion to close the public hearing on application 2021-014**. Brandon Carpenter seconded the motion. The Board **voted 6-0**.

Mr. Prue opened the public hearing on **2021-015**: Diane & Don Matthews are proposing to build a 22' X 30' addition to their existing dance/fitness studio located at 518 Main Street. 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 a minor subdivision submitted by Shane Switser on Little Egypt Road. He is looking to have two lots. The current buildings on the property meet setbacks. As a condition of approval the applicant will need a new wastewater amendment. Motion made by Pauline Harris to approve the preliminary subdivision. Kevin Cole seconded the motion. The Board **voted 7-0**.

Next meeting will be scheduled for May 6th.

Meeting adjourned 6:43 pm

*Respectfully submitted by: DMontgomery*

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