

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD
April 19, 2018 Minutes
Approved 5/17/18

Members	Public Official	Press	Public
Jon Prue Brandon Carpenter Dave Keenan Kevin McKeon	Annie McLean	Todd Wellington	Diane Matthews Don Matthews Eric Paris Cathy Paris Bonnie Paris Evan Carlson Susan Hanus Catherine Dwyer David Dwyer Zoe Gascon Barbara Irwin John Irwin Mary Jane Miller Kathleen Walsh Larry Willey

Mr. Prue called the meeting to order at 7:01 PM and advised there were three warned items on the agenda and one additional item that was continued from the March 15, 2018 meeting.

Mr. Prue proceeded noting there were no agenda changes.

A motion to appoint Jon Prue as Chair was made by Brandon Carpenter, **seconded** by Kevin McKeon and the **vote carried 4-0**. **A motion to appoint Brandon Carpenter as Vice-Chair** was made by Jon Prue, **seconded** by Kevin McKeon and the **vote carried 4-0**.

A motion was made by Brandon Carpenter, **seconded** by Kevin McKeon **to approve the March 1, 2018 minutes** and the **vote carried 4-0**. **A motion** was made by Dave Keenan, **seconded** by Brandon Carpenter **to approve the March 15, 2018 minutes** and the **vote carried 4-0**.

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 the applications in deliberative session. Mr. Prue 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. Prue 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.

Mr. Prue gave a brief explanation of the interested party status, and noted the entire explanation was on the table at the back of the room.

At this time Mr. Prue swore in the applicants and interested persons.

Mr. Prue continued with explaining the DRB was a seven member board with only 4 members present. Further explaining applicants would need 4 affirmative votes for approval. Applicants are given the opportunity to have their application postponed until the next meeting.

2018-005: Diane and Don Matthews are proposing to convert a single-family dwelling located at 518 Main Street into offices, an apartment, a fitness studio, and community kitchen. The application requires conditional use approval for other uses in the Main Street District under section 3.8.2.17 of the Town Zoning Bylaws and site plan approval under section 9.1 for offices, not to exceed one floor in any one building [3.8.1.4], a single-family dwelling [3.8.1.1], and other uses [3.8.2.17].

Diane Matthews described the proposed uses and associated land development. Board members asked clarifying questions. Chairman Prue asked if there were any questions or comments from the members of the public. There were none. A **motion to close the public hearing on conditional use and site plan application 2018-005** was made by Dave Keenan, **seconded** by Brandon Carpenter and the **vote carried 4-0**.

2018-007: Eric and Cathleen Paris are proposing a drive-in restaurant and office space on the property located at 930 and 954 Broad Street. The application requires conditional use approval for drive-in restaurant in the Village Commercial District under section 3.3.2.2 of the Town Zoning Bylaws and site plan approval under section 9.1 for a drive-in restaurant [3.3.2.2] and offices [3.3.1.3].

Eric Paris described the proposed uses and associated land development. Evan Carlson provided additional information concerning the proposed co-working space. Board members asked clarifying questions. Chairman Prue asked if there were any questions or comments from the members of the public. There were none. A **motion to close the public hearing on conditional use and site plan application 2018-007** was made by Dave Keenan, **seconded** by Brandon Carpenter and the **vote carried 4-0**.

2018-008: Susan Hanus/Hanus Realty, LLC is requesting an amendment to conditional use and site plan approval 2016-091 to decrease the approved number of parking spaces for the Serenity Spa & Stepping Stones Inn, located at 1563 Darling Hill Road. The application requires conditional use approval under section 3.1.2.20 of the Town Zoning Bylaws for other uses in the Rural Residential District and site plan approval under 9.1 for a bed and breakfast [3.1.1.6] and other use [3.1.2.20].

Susan Hanus explained that she was proposing to amend her existing conditional use and site plan approval to remove all of the parking on the north side of the spa/inn building and add to parking spaces to the existing 12 spaces in front of the inn/spa building for a total of 14 parking spaces on the site. She also noted that she was not going to construct the addition on the south side of the building that was approved as part of the 2016-091 conditional use and site plan approval but never received a zoning permit. Board members asked clarifying questions. Chairman Prue asked if there were any questions or comments from the members of the public. Several members of the public including Catherine Dwyer, David Dwyer, Zoe Gascon, Barbara Irwin, John Irwin, Mary Jane Miller, and Kathleen Walsh voiced

opposition to the proposed amendment noting that the change in parking would allow for a right-of-way to three new lots that proposed to be subdivided (see application 2018-003) and thus would contribute to a change in the character of the area (4.2.2.2, Zoning Bylaws) as defined by the purpose statement of the Rural Residential District (section 3.1, Zoning Bylaws). John Irwin also submitted a letter he had written in opposition to the application. A **motion to close the public hearing on conditional use and site plan application 2018-008** was made by Brandon Carpenter, **seconded** by Kevin McKeon and the **vote carried 4-0**.

2018-003: Susan Hanus/Hanus Realty, LLC is proposing to subdivide a 10.3 acre parcel located at 1563 Darling Hill Road into four (4) lots. The application requires final plat approval for a minor subdivision in the Rural Residential District under section 7.7 of the Town Zoning Bylaws and site plan approval under section 9.1 (*cont. from 3/15/18*).

Ms. Hanus explained that she had applied to amend the existing conditional use and site plan approval for the spa/inn to remove all existing parking located within the new proposed right-of-way that will provide access for proposed lots 2, 3, and 4. There were no questions from Board members. Chairman Prue asked if there were any questions or comments from the members of the public. John Irwin stated that he would like the letter he had previously submitted added to the written testimony for this application as well. There were no additional comments from the public. A **motion to close the public hearing on conditional use and site plan application 2018-003** was made by Dave Keenan, **seconded** by Brandon Carpenter and the **vote carried 4-0**.

Annie McLean noted that the Vermont League of Cities and Towns (VLCT) Spring Planning & Zoning Forum would be held in Rutland this year if any of the Board Members were interested in attending.

The meeting adjourned at 8:30 PM.