

Lyndon Development & Review Board

April 21, 2016 Minutes

Members	Public Official	Press	Public
Dave Keenan Jon Prue Jen Gould via phone, participation ended @7:30 Brandon Carpenter Craig Weston	Laurie Willey Kaela Gray		Dan Daley Craig Weston

Mr. Prue called the meeting to order at 7:17 PM and advised there were 2 warned items on the agenda.

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.

Mr. Prue explained the DRB was a 7 member board with only 5 members present. Applicants would need to have 4 affirmative votes to pass, or applicant could request to have their application postponed until the next warned meeting.

2016-013: Tim Tanych is proposing to sub-divide 15 acres of the abutting property owned by Paul Tanych located at 598 Sheldon Brook Road to be combined with his existing 56 acre parcel as a boundary line adjustment. The Application requires final plat approval for a minor sub-division under section 7.6 of the zoning bylaws.

At this time Craig Weston recused himself from the board to represent Tim and Pam Tanych. Mr. Weston presented survey map noting that Tim Tanych is seeking 15 acres from Paul Tanych as a property line adjustment. Mr. Weston noted he still had two pins to set and to file the mylar map with the Town Clerk's Office.

Hearing no questions the board decided to vote on the application without going into deliberative session.

A motion to approve the Tim Tanych application as presented with the following conditions was made by Dave Keenan, seconded by Brandon Carpenter and the vote carried 4-0-1 with Jen Gould voting via conference call, and Craig Weston abstaining.

1. pins to be set
2. mylar to be filed
3. Buildings as noted to be demolished

2016-014: The Town of Lyndon is proposing to construct an 8,000 square foot addition, and two storage sheds on the property located at 75 Smiths Road. The property will be used as a highway and public works garage. Municipal Use is a permitted use in the Commercial Zoning District under Section 3.6.1.13 of the bylaws, and requires site plan approval under Section 9.1.

Dan Daley Selectboard Chair was present to answer questions on the Town of Lyndon application 2016-014. Mr. Daley used the plans to explain the location of the addition and the two cold storage buildings.

Mr. Daley noted state permits and storm water permits were filed. Mr. Daley further noted the garage bay drains will have separators in them, noting there are designs for the outside drains. Signage and lighting permits would follow as necessary.

Craig Weston asked if the Fire Chief Hopkins had assessed the building and Mr. Daley answered yes, Chief Hopkins noted it met requirements.

Hearing no further questions the board decided it was not necessary to go into deliberative session. A motion was made by Craig Weston, seconded by Dave Keenan to approve the application as presented with the following conditions. The motion passed 4-0.

1. signage will require a permit
2. lighting will require a permit
3. all appropriate state permits are secured

At this time the board moved on to other business.

Kaela Gray explained a preliminary sub-division for the Cota property on Pudding Hill. The house and 29 acres would be sub-divided off leaving the remainder acres as is. A motion to approve the preliminary sub-division was made by Craig Weston, seconded by Dave Keenan and the vote carried 4-0.

Kaela Gray brought to the board a request from Derek Limoges for a site plan waiver to use a part of his show room approximately 24' X 12' as a display for cabinets.

A motion to approve the Limoges waiver was made by Dave Keenan, seconded by Brandon Carpenter and the vote carried 4-0.

Kaela Gray noted the enforcement process will now be handled by the DRB board.

At this time Kaela Gray explained to the board The Market Cafe application, and the board agreed the application would need to come before the DRB board.

Kaela Gray updated the board on a survey sent to Darling Hill property owners, 5 more chickens on the Haslam/Warstler permit, Kurt Holmes pellet issue, update on Alan Brink permit, and a note to a property owner on Severance Hill to clean up torn down building.

A motion to adjourn was made by Craig Weston, seconded by Dave Keenan and the vote carried 4-0.

The meeting adjourned at 8:54 PM.