

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD

May 2, 2019 Minutes
Approved 5/16/19

Members	Public Officials	Press	Public
Brandon Carpenter Curtis Carpenter Kevin Cole Dave Keenan Kevin McKeon Craig Weston	Annie McLean Laurie Willey	Amy Nixon	Kyle (Sully) Buoniconti Dan Macek

Vice Chairman, Brandon Carpenter called the meeting to order at 7:00 PM and advised there was one warned item on the agenda.

Mr. Carpenter noted there were not any agenda changes.

Mr. Carpenter also noted there were not any Public Comments for Non-Agenda Items.

A motion to approve the April 4, 2019 minutes was made by Curtis Carpenter, seconded by Kevin McKeon and the vote carried 6-0.

Mr. Carpenter 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. Carpenter advised after all comments and questions were finished, the board would discuss the applications in deliberative session. Mr. Carpenter 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. Carpenter 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.

At this time Mr. Carpenter noted there were not any interested parties present.

2019-008: Kyle Buoniconti is requesting an amendment to conditional use and site plan approval 2007-155 to change the use of existing commercial space to a woodshop and machine shop and for reduced setbacks for two additions to an existing structure 311 Hill Street. The application requires conditional use approval under section 4.4.3 of the Town Zoning Bylaws for a structure that does not meet the required minimum side setback in the Commercial District and under section 3.6.2.26 for a use substantially, materially, and outwardly similar to light industry [3.6.2.15] and site plan approval under 9.1.

Kyle (Sully) Buoniconti was present and explained he currently has a permit for a woodshop and machine shop that he would like to amend to include overhangs on both sides. The re-build would be covered under the existing permit. Mr. Buoniconti wanted to clarify the “machine shop” was for his use to repair

his equipment and machines only. The re-build would be to mainly get his equipment stored inside out of the weather for maintenance.

Annie McLean, ZA commented to the board the use is similar to Light Industries.

Hearing no questions from the board, a motion to close the hearing was made by Kevin Cole, seconded by Curtis Carpenter and the vote carried 6-0.

At this time Ms. McLean presented a site-plan waiver submitted by Justin Deos, one of the owners of 89 Dune Way. Mr. Deos would like to have a Home Occupation for gun sales by appointment.

Hearing no questions from the board, a motion to approve Mr. Deo's site-plan waiver was made by Curtis Carpenter, seconded by Dave Keenan and the vote carried 6-0.

Having no other business to conduct a motion to close the hearing was made by Dave Keenan, seconded by Craig Weston and the vote carried 6-0.

The meeting adjourned at 7:20 PM.