

## Lyndon Development & Review Board

May 5, 2016 Minutes

<b>Members</b>	<b>Public Official</b>	<b>Press</b>	<b>Public</b>
Dave Keenan Jon Prue (in-7:11) Jen Gould (out-7:41) Brandon Carpenter Craig Weston Kevin McKeon	Laurie Willey Kaela Gray		Fred Steven Lila Steven Robert Howland Garrett Cota

At this time Kaela Gray informed the board Chairman Jon Prue was running late and asked Brandon Carpenter to begin the meeting.

Mr. Carpenter called the meeting to order at 7:01 PM and advised there was 1 warned item on the agenda.

At this time Mr. Carpenter welcomed Kevin McKeon the newest member to the board.

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 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. Carpenter 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. At this time Mr. Carpenter swore in the applicants and anyone giving testimony.

2016-019: Sheryl Cota is proposing to sub-divide 27 acres of the 177 acre parcel located at 1748 Pudding Hill Road. The Application requires final plat approval for a minor sub-division under section 7.6 of the zoning bylaws.

Garrett Cota, Sheryl Cota's son presented to the board the request to sub-divide. Mr. Cota noted the sub-division to divide the 27 acres with the house actually came in at 28.3 acres. Mr. Cota noted the remaining acres will be sold as farm land.

Hearing no questions from the board or public Mr. Carpenter moved on to the next agenda item.

Robert Howland was present to ask for an amendment to his application 2015-39: for the purpose of raising the property an additional 18" above the 3' permitted under the original permit to raise the property out of the Special Flood Hazard Area to get a LOMR-F release from FEMA.

Mr. Howland noted everything else will remain the same, except the 18" to clear the property out of the flood hazard area.

At this time the board moved on to an existing concern of campers appearing to be permanent at the Cat and Coon Club on Lily Pond Road.

Fred and Lila Steven were present as members of the club to explain why those campers were there.

Mr. Steven noted this DRB board consisted of all new members since the last time the club came in with a request, and did not understand what the problem was. Noting he felt it had all been taken care of years ago.

Discussion followed, Brandon Carpenter noted the club was only permitted for one permanent camper for the caregiver. Mr. Stevens noted that many of those campers were owned by members that live in other states and are only used for the 5-6 club events.

The board and Mr. & Mrs. Stevens discussed the various ways the club could move or store the campers and decided to discuss an acceptable solution to the issue in deliberative session noting the board would like to have this issue resolved by the end of this event season.

Hearing no further questions a motion to go into deliberative session at 7:41 PM with Kaela Gray present was made by Craig Weston, seconded by Brandon Carpenter and the vote carried 5/0.

A motion to come of deliberative session at 8:34 PM was made by Dave Keenan, seconded by Brandon Carpenter and the vote carried 5/0.

A motion to approve the Sheryl Cota application as presented was made by Dave Keenan, seconded by Kevin McKeon and the vote carried 4-0-1 with Jon Prue abstaining.

A motion to approve Robert Howlands request to amend application 2015-39, to allow an additional 18" of fill to raise the lot to 704.5' in elevation with the following conditions was made by Craig Weston, seconded by Brandon Carpenter and the vote carried 5-0.

1. FEMA letter of map revision based on fill (FEMA LOMR-F) will be received once the lot is filled.

A motion to allow the Cat & Coon Club no more than 3 member campers to be stored year round on the property was made by Craig Weston, seconded by Brandon Carpenter with the following conditions and the vote carried 5-0.

1. All eight campers must be relocated from seasonal locations from Oct 15th -May 15th.
2. The 3 campers allowed to be stored must be stored out of view of the road and any adjoining properties.
3. They must be sited so that they cannot be occupied in the winter season--noting this does not include the caretaker's camper as accommodated in permit 2010-79.

A motion to approve the Town of Lyndon Notice of Decision was made by Brandon Carpenter, seconded by Dave Keenan and the vote carried 4-0-1 with Kevin McKeon abstaining.

A motion to approve the Tanych Notice of Decision was made by Dave Keenan, seconded by Brandon Carpenter and the vote carried 4-0-2 with Jen Gould voting via email and Kevin McKeon and Craig Weston abstaining.

A motion to approve the Hanus Notice of Decision was made by Brandon Carpenter, seconded by Dave Cobb (via email), and the motion carried 4-0 with Jon Prue, Brandon Carpenter, Dave Cobb (via email) and Eric Paris (via email).

A motion to approve Fred's Energy Notice of Decision was made by Brandon Carpenter, seconded by Dave Cobb (via email), and the motion carried 4-0 with Jon Prue, Brandon Carpenter, Dave Cobb (via email) and Eric Paris (via email).

A motion to approve the Henderson Notice of Decision was made by Brandon Carpenter, seconded by Dave Cobb (via email), and the motion carried 4-0 with Jon Prue, Brandon Carpenter, Dave Cobb (via email) and Eric Paris (via email).

A motion to approve the April 21st minutes was made by Craig Weston, seconded by Brandon Carpenter and the vote carried 4-0-1 with Kevin McKeon abstaining.

A motion to approve the April 7th minutes was made by Brandon Carpenter, seconded by Dave Cobb (via email), and the motion carried 4-0 with Jon Prue, Brandon Carpenter, Dave Cobb (via email) and Eric Paris (via email).

A motion to adjourn was made by Dave Keenan, seconded by Brandon Carpenter, and the vote carried 5-0.

The meeting adjourned at 8:55 PM.