

**TOWN OF LYNDON**  
**DEVELOPMENT REVIEW BOARD**  
**May 7, 2020 Minutes**  
*Approved 5/21/20*

<b>Members</b>	<b>Public Officials</b>	<b>Press</b>	<b>Public</b>
Jon Prue Kevin Cole Pauline Harris Kevin McKeon Craig Weston (6:03 p.m.)	Annie McLean		Willis Hall Michelle Winters Davis Mark Simpson

Mr. Prue called the meeting to order at 6:00 PM.

Annie McLean noted two agenda changes: 1) Vermont State Colleges (VSC) received sketch plan approval for the proposed subdivision/boundary line adjustment at 89 McGoff Hill Rd. on 1/16/20, thus the second item under “Other Business” should be removed from the agenda; and 2) a sketch plan review request has been received for a 3-lot subdivision on Darling Hill Rd., which should be added to the agenda under “other Business”. Kevin McKeon made **a motion accept the proposed agenda changes.** Kevin Cole **seconded the motion.** The Board **voted 5-0.**

Kevin Cole made a **motion to approve the meeting minutes of March 5, 2020.** Kevin McKeon **seconded the motion.** The Board **voted 4-0-1.**

Mr. Prue gave a brief explanation of the development review process, explaining that the Board hears presentations by the applicant(s), asks questions of the applicant(s), and then opens the floor to public comment. Once the Board has received all relevant information the public hearing is closed and the Board has up to 45 days to deliberate prior to issuing a written decision on an application. Applicants and all interested persons are notified of the decision by the Zoning Administrator and all decisions by the Board are subject to a 30-day appeal period. Mr. Prue then provided an explanation of “interested persons” and their ability to appeal a decision issued by the Board. Mr. Prue then swore in anyone wishing to provide testimony.

Mr. Prue **opened the public hearing on application 2020-009.** Mark Simpson is proposing a 14’x 86’ addition to a 6-unit apartment building located at 547 Lynburke Rd. The application requires conditional use approval for a multi-family dwelling in the Commercial District [3.6.2.1] under section 4.2.2 of the Town Zoning Bylaws and site plan approval under section 9.1.

The applicant presented the application noting that no new units were proposed, but rather that he was proposing to convert efficiency apartments into one-bedroom apartments.

Board Members asked questions about the fire exits and parking requirements.

Kevin Cole made a **motion to close the public hearing on application 2020-009.** Pauline Harris **seconded the motion.** The Board **voted 5-0.**

Mr. Prue **opened the public hearing on application 2020-008.** Willis Hall & Michelle Winters Davis are proposing to relocate an existing home located at 431 Center Street on the same lot. The application

requires conditional use approval for the relocation of a structure within the River Corridor [11.6.D.1] under sections 4.2.2 and 11.7.C of the Town Zoning Bylaws.

The applicants presented the application.

Board Members asked questions about the existing utilities and whether or not they would be moved, whether any fill was proposed, and whether the driveway would be relocated.

Mr. Hall stated that the relocated house would be raised approximately 1.5 feet, however the ground level would not increase. He said that they planned to hook up to the existing utilities (water and wastewater) and would not be relocating the driveway.

Kevin Cole made a **motion to close the public hearing on application 2020-008**. Kevin McKeon **seconded the motion**. The Board **voted 5-0**

Annie McLean presented **site plan waiver request (2020-015)** for a 32' x 12' shed at 215 Center St. Kevin McKeon made a **motion to approve the site plan waiver**. Kevin Cole **seconded the motion**. The Board **voted 5-0**.

Annie McLean presented a **sketch plan** for a 3-lot subdivision on Darling Hill Rd. Kevin Cole made a **motion to approve the sketch plan with standard conditions along with a condition requiring a Town Highway Access Permit prior to final plan submittal**. Paulin Harris **seconded the motion**. The Board **voted 5-0**.

The meeting adjourned at 7:00 p.m.

*Respectfully submitted by: AMclean*