

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD
May 16, 2019 Minutes
Approved 6/6/19

Members	Public Officials	Press	Public
Brandon Carpenter Curtis Carpenter Kevin Cole Dave Keenan Kevin McKeon @ 7:25	Annie McLean Laurie Willey		David Eastman Shirley Langmaid Jacob Simpson Paula Pearce Guy Pearce Stanley Langmaid Sylvia Langmaid Aaron Langmaid Mark Leahy

Mr. Carpenter called the meeting to order at 6:56 PM and advised there was one warned item on the agenda.

A motion to approve the May 2, 2019 minutes was made by Kevin Cole, seconded by Curtis Carpenter and the vote carried 4-0.

At this time Zoning Administrator, Annie McLean added a sketch plan review to be heard under other business. It is noted there was no public comment on non-agenda items.

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.

Mr. Carpenter explained to the applicants the DRB was a 7-member board with only 4 members present. Applications would require 4 affirmative votes in order to pass. Applicants are given the opportunity to postpone their application until a future meeting with more DRB members present.

At this time Mr. Carpenter explained interested persons would need to be sworn in as well as the applicants, and a detailed explanation of an interested party was on the table at the back of the room.

2019-010: Simpson Temple Properties, LLC is proposing to construct a 32-site campground on Town Farm Drive and remove condition #8 from zoning permit #2015-109, which states that “all alcohol consumed on site must be served by a licensed vendor”. The application requires conditional use approval for a campground in the Rural Residential District [3.1.2.11] under section 4.4.3 of the Town Zoning Bylaws and Site Plan approval under section 9.1.

Jake Simpson was present representing Simpson/Temple Properties.

Mr. Simpson explained their intention was to create a 32-site campground. The sites would mainly be tent sites with 5 sites for RVS. There will be a store and restrooms on the site.

Mr. Simpson went on to explain the 2nd part of his permit request was to remove condition #8 from zoning permit #2015-109, which states that "all alcohol consumed on site must be served by a licensed vendor".

Dave Keenan asked if they intended to use existing driveway, and Mr. Simpson answered yes.

Mr. Simpson explained they were still waiting on approval for state permits.

Curtis Carpenter asked, who did they expect to utilize the campground. Mr. Simpson answered, people that reserve the barn and they are looking forward to working with Kingdom Trails.

Hearing no further questions from the board, Mr. Carpenter opened the discussion to the public.

Stanley Langmaid, adjoining landowner has a concern with the potential increase in traffic, and asked if 4-wheelers would be allowed on site, and Mr. Simpson answered no.

Mr. Langmaid also asked that campground rules be enforced. Mr. Simpson assure Mr. Langmaid rules would be enforced, and if at any time Mr. Langmaid or other adjoining property owners had any concerns or problems with campground guests to reach out to him.

Paula Pearce had concerns that there was not a lot of definition as to what is defined as a condition and will the Town enforce the conditions. Ms. Pearce added she had concerns with the increase of traffic on a road that already has maintenance issues, especially in the rain.

Ms. Pearce had concerns with the speed limit on the road, but Ms. McLean explained the DRB is not able to address those issues.

Ms. McLean explained the board will issue a decision and if approved, conditions are attached to the permit.

David Eastman noted he had concerns with noise, stating there have been times when the noise at the event barn has been excessive and exceeded the permitted hour.

Aaron Langmaid inquired as to how animal control would be addressed.

Mark Leahy expressed concern with noise and lack of liquor control.

Guy Pearce would like the board to address and limit the noise level.

Paula Pearce asked if the board could request the Applicant hire a Sheriff for events of BYOB. Ms. McLean confirmed the DRB does not handle liquor licenses.

Mr. Simpson replied they would follow rules and laws.

After further discussion, Mr. Eastman requested Mr. Simpson to keep noise contained.

Mr. Simpson once again encouraged Mr. Eastman or any neighbor to call if they were to have any complaints.

At this time a motion to close the Public Hearing was made by Kevin Cole, seconded by Dave Keenan and the vote carried 5-0.

Ms. McLean brought to the board a sketch plan from Jessie Berry, to purchase 4 acres from Laura Messier. Mr. Berry would like to add to his existing property.

A motion to approve the sketch plan was made by Kevin Cole, seconded by Curtis Carpenter and the vote carried 5-0.

Other Business:

Ms. McLean requested, board members try and notify her in advance whether or not they will be in attendance at future meetings.

A motion to close the public hearing was made by Curtis Carpenter, seconded by Dave Keenan and the vote carried 5-0.

The meeting adjourned at 7:45 PM.