

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD

May 17, 2018 Minutes

Approved 6/21/18

Members	Public Officials	Press	Public
Brandon Carpenter Kevin Cole Dave Keenan Kevin McKeon Craig Weston	Annie McLean Laurie Willey		Kermit Fisher Julienne Fales Arthur Lindgren Margaret Lindgren

Mr. Carpenter called the meeting to order at 7:00 PM and advised there were four warned items on the agenda.

Zoning Administrator, Annie McLean noted there was an agenda change. Ms. Mclean asked that item #6 on the agenda be moved to #4 and postponed to the next meeting.

A motion to postpone 2018-023: (NCFCU) until the next meeting was made by Craig Weston, seconded by Dave Keenan and the motion passed 5-0.

A motion to approve the April 19, 2018 minutes was made by Dave Keenan, seconded by Kevin McKeon and the vote carried 4-0.

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, if anyone present was seeking interested party status the full Explanation was on the table next to the sign in sheet.

Mr. Carpenter further explained the DRB board is a seven member board with only 5 members present, therefore applicants would need to have four affirmative votes for an approval. The board extends to the applicant the option to postpone their application until time when there are more members present. It is noted both applicants present asked to proceed.

2018-020: Daniel and Julienne Fales are seeking approval to raise chickens on the property located 130 East Street (single-family home). The Application requires conditional use approval for agriculture within the Residential Neighborhood District under section 3.2.2.10 of the Town Lyndon Zoning Bylaws.

Ms. Fales was present and explained they bought a coop from Tractor Supply and the chickens would be self-contained. Ms. Fales noted she would like the option to expand the coop an additional 4' X 4' for the winter if necessary.

Ms. McLean noted the property met all set-backs, and the applicant would need to meet all the standard conditions regarding chickens.

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

At this time the board moved on to the next warned item.

ZA, Ms. McLean noted applicants were not present. Ms. McLean had a conversation with Mr. Clark and noted it wasn't necessary for them to attend.

Ms. McLean explained the applicant currently leases parking spaces off-site and is proposing to relocate all parking for the business on site, which will improve the safety of vehicular circulation between the site and the adjacent street.

Ms. McLean noted the parking lot would be gravel, and applicant proposed 13 parking spaces on the west side of the property.

Kermit Fisher, an interested person noted the hedge row on the south side was a traffic issue, and asked the board to address the issue.

Mr. Fisher also inquired as to the snow removal.

A motion to close the public hearing was made by Craig Weston, seconded by Kevin McKeon and the vote passed 5-0.

At this time the board moved on to the last warned item.

2018-018: Arthur and Margaret Lindgren are proposing to convert an existing single-family dwelling on the property located at 513 Main Street into a retail store with off-site retail services. The application requires conditional use approval for "other uses" in the Main Street District under section 3.8.2.17 of the Town Zoning Bylaw, conditional use approval for development that fails to satisfy side yard requirements under section 4.4.3 and site plan approval under section 9.1 for a retail store, not to exceed one in any one building [3.8.1.3 and "other uses".

Mr. and Mrs. Lindgren presented to the board a drawing of their proposed driveway. They would like to extend the driveway around the barn to provide access to the back of the parcel where there is room to turn around and room for additional parking, keeping parking out front for customers.

Craig Weston asked what kind of retail, and Ms. Lindgren replied stoves. Mr. Lindgren explained service vehicles would be parked out behind the barn and if deliveries by tractor trailer became an issue they could pay extra to have a straight truck make delivery.

Craig Weston asked how many employees and Ms. Lindgren answered 4.

Hearing no further questions, a motion to close the public hearing was made by Kevin McKeon, seconded by Craig Weston and the vote carried 5-0.

The board moved on to item #7 on the agenda, other business.

Ms. McLean presented to the board a sketch plan for review from William and Roberta Walker and Lyndonville Electric Department as a boundary line adjustment.

A motion to approve the boundary adjustment was made by Dave Keenan, seconded by Kevin Cole and the vote carried 5-0.

At this time the board moved on to site plan waiver requests.

2018-015: Jeremy & Holly Ely, Couture Flat Rd., is requesting a site plan waiver for a home occupation. Ms. McLean noted the application qualifies for a site plan waiver with standard conditions.

A motion to approve the 2018-015 Site Plan Waiver request was made by Craig Weston, seconded by Dave Keenan and the vote carried 5-0.

2018-029: The Grindstone Cafe, 102 Depot St. is requesting a Site Plan Waiver to expand the existing cafe space into the former tanning salon space next door.

A motion to approve the 2018-029 Site Plan Waiver request was made by Kevin Cole, seconded by Craig Weston and the vote carried 5-0.

2018-030: Rock Steady Boxing NEK, 101 Main St. is requesting a Site Plan Waiver for a change of use to indoor recreation (boxing gym) at 101 Main St.

A motion to approve the 2018-030 Site Plan Waiver request was made by Dave Keenan, seconded Kevin McKeon and the vote carried 5-0.

2018-031: DOR Associates, 2059 Darling Hill Rd., is requesting a Site Plan Waiver to add a new entryway and 8' X 24' deck with a 4' X 12' ADA accessible ramp to the north side of the main building of an existing bed and breakfast.

A motion to approve the 2018-031 Site Plan Waiver request was made by Kevin McKeon, seconded by Dave Keenan and the vote carried 5-0.

A motion to close the meeting and enter deliberative session was made by Craig Weston, seconded by Kevin McKeon and the vote carried 5-0.

The meeting adjourned at 8:01 PM.