

Lyndon Development & Review Board

May 19, 2016 Minutes

Members	Public Official	Press	Public
Kevin McKeon in @7:54 Dave Cobb in @7:54 Jon Prue Wilder Simpson Brandon Carpenter Craig Weston	Laurie Willey Kaela Gray		Justin Royer Judy Brown Sharon Eustace Marcia Berry Gardner Berry

Mr. Prue called the meeting to order at 7:04 PM and advised there were 4 warned items on the agenda, but would only hear 3 as applicant for application 2016-028 was not in attendance.

Mr. Prue 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. Prue 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. Prue 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.

Mr. Prue explained the DRB was a 7 member board with only 5 members present. Applicants would need to have 4 affirmative votes to pass, or applicant could request to have their application postponed until the next warned meeting.

At this time Mr. Prue swore in the applicants.

2016-021: Gardner Berry is proposing to sub-divide his 12.5 acres parcel located at 1620 Old Coach Road into three lots consisting of 2.99, 3.41, and 6.42 acres each. The Application requires final plat approval for a minor sub-division in the rural residential district under section 7.6 of the zoning bylaws.

Marcia and Gardner Berry were present and Mr. Berry noted the sub-division was explained completely on application supported by the survey map.

Hearing no questions the board moved on to the next application.

2016-026: Market Café & Catering is proposing to operate a café & catering site for an off-site home-based operation on the property of Kingdom Trails located on Darling Hill Road. This use requires Conditional Use approval as “other” under section 3.1.2.20 in this Rural Residential District, and requires site plan approval

under Section 9.1.

Sharon Eustace and Judy Brown were present, explaining to the board they've had this food service located in an 8' X 12' garden shed on the Kingdom trail behind the Darling Hill Chapel for several years. The trail can only be accessed by bike traffic, and they drive in on a logging road.

Ms. Eustace noted they have a license and are fully insured and inspected annually by the state.

Hours of operation will be Friday, Saturday & Sunday 11:00 AM-3:00 PM.

Hearing no questions, the board moved on to the final warned application.

2016-032: Justin Royer is proposing to construct basement entrance measuring 7' by 8' to his home located at 109 Wilson Circle. The addition does not meet the required front property line setback required in this residential neighborhood zoning district. The application requires Conditional Use approval under Section 4.4.3 and site plan approval under Section 9.1 of the by-laws.

Mr. Royer was present and explained to the board he added a 20' X 20' addition and during the process the contractor noted he should add a 7' X 8' foot bulkhead providing a walk in basement. Mr. Royer noted he did not realize by adding the bulkhead his permit was out of compliance. The bulkhead being 31' from the front property line.

Craig Weston asked the character of the neighborhood and Kaela noted there are two other properties in the neighborhood that do not meet the current setbacks.

Hearing no further questions from the board a motion to go into deliberative session at 7:26 PM with Kaela Gray present was made by Brandon Carpenter, seconded by Craig Weston and the vote carried 4-0.

A motion to come out of deliberative session at 7:50 PM was made by Craig Weston, seconded by Brandon Carpenter and the vote carried 4-0.

A motion to approve the Gardner Berry sub-division as presented was made by Brandon Carpenter, seconded by Craig Weston with the following condition and the vote carried 4-0.

1. Book and Page number of abutting landowner deeds are included in the final copy recorded.

A motion to approve the Market Cafe & Catering application as presented with the following conditions was made by Craig Weston, seconded by Brandon Carpenter and the vote carried 4-0.

A motion to approve the Justin Royer application as presented was made by Craig Weston, seconded by Brandon Carpenter and the vote carried 4-0.

At this time the board moved on to other business.

A motion to approve the Cota Notice of Decision was made by Brandon Carpenter, seconded by Craig Weston and the vote carried 4-0.

A motion to approve the May 5, 2016 minutes was made by Craig Weston, seconded by Brandon Carpenter

and the vote carried 4-0.

A motion to approve the Stepping Stone Site Plan Waiver was made by Dave Cobb seconded by Craig Weston and the vote carried 6-0.

A motion to approve the Lyndon Bible Church Site Plan Waiver was made by Craig Weston, seconded by Dave Cobb and the vote carried 6-0.

A motion to adjourn was made by Craig Weston, seconded by Brandon Carpenter.

The meeting adjourned at 8:20 PM.