

Lyndon Development & Review Board

May 21, 2015 Minutes

Members	Public Official	Press	Public
Craig Weston Pauline Harris Peter Morrissette Sherb Lang Jon Prue in @7:40	Laurie Willey Kaela Gray		Stuart Guy Steve McNally John Prokocimer Chris Bachand Jennifer Bachand

Mr. Morrissette called the meeting to order at 7:03 PM and advised there was 2 warned items on the agenda.

Mr. Morrissette 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. Morrissette 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. Morrissette 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. Morrissette explained to the applicants the DRB is a 7 member board with only 5 members present.

Applicants will be given the option to postpone their application to another date with all members present.

2015-019: Stuart Guy & River Run LLC are each proposing to sub-divide a 0.49 acres portion of neighboring properties located on Darling Hill Road as a boundary line adjustment. The Application requires final plat approval for a minor sub-division in the Rural Residential District under section 7.6 of the by-laws.

Mr. Guy presented a survey map pointing out where the property line adjustments would be made. Hearing no questions the board moved on to the next warned item.

2015-026: Chris & Jennifer Bachand are proposing to place an outbuilding on their property to house chickens on their property at 90 South Prospect St. The application requires conditional use

approval under section 3.2.2.10 and site plan approval under section 9.1 of the by-laws in the Residential Neighborhood District.

Jennifer Bachand was present and explained they would like to house 5 chickens in an enclosed coop they had constructed. They do not have nor intend to have a rooster.

Craig Weston asked how they would store their feed, and Ms. Bachand noted they would keep it in an enclosed container within their garage.

Steve McNally an interested person present noted he did not think chickens should be allowed in the village. Mr. McNally explained his elderly mother lived across the street and also did not approve of chickens in the village.

John Prokocimer also a neighbor had concerns that chickens might attract other critters like bears to the area.

At this time Kaela Gray for the record read a letter from Kay Welch a neighbor who was unable to attend the meeting. Ms. Welch is on record opposed to having chickens in the village.

Hearing no further question from the board a motion to go into deliberative session at 7:21 PM with Kaela Gray present was made by Craig Weston, seconded by Pauline Harris and the vote carried 4-0.

A motion to come out of deliberative session at 7:43 PM was made by Pauline Harris, seconded by Sherb Lang and the vote carried 4-0.

A motion to approve the Stuart Guy & River Run LLC application as presented was made by Pauline Harris, seconded by Craig Weston and the vote carried 4-0.

A motion to postpone the Chris & Jennifer Bachand application until a site visit can occur was made by Pauline Harris, seconded by Craig Weston and the vote carried 4-0.

At this time the board moved on to other business.

A motion to approve the May 7, 2015 minutes was made by Craig Weston, seconded by Pauline Harris and the vote carried 4-0-1 with Sherb Lang abstaining.

A motion to approve the Hopkins Notice of Decision was made by Jon Prue, seconded by Craig Weston and the vote carried 4-0-1 with Sherb Lang abstaining.

A motion to approve the Bean Notice of Decision was made by Jon Prue, seconded by Craig Weston and the vote carried 4-0-1 with Sherb Lang abstaining.

A motion to approve the Bishop/Rossell Notice of Decision was made by Jon Prue, seconded by Pauline Harris and the vote carried 4-0-1 with Sherb Lang abstaining.

A motion to approve the Cuccia Notice of Decision was made by Pauline Harris, seconded by Craig Weston and the vote carried 4-0-1 with Sherb Lang abstaining.

At this time Kaela Gray presented a preliminary sub-division from Kevin Moore to sub-divide off a 3 acre piece of his property as a line adjustment to provide road access. A motion to approve the preliminary sub-division was made by Jon Prue, seconded by Pauline Harris and the vote carried 5-0.

Kaela Gray presented a preliminary sub-division from Harold Dresser to sell land to Andy Mitchell to square off his property. A motion to approve the preliminary sub-division was made by Craig Weston, seconded by Pauline Harris and the vote carried 5-0.

A motion to adjourn was made by Sherb Lang, seconded by Jon Prue and the vote carried 5-0.

The meeting adjourned at 8:03 PM.