

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD

May 21, 2020 Minutes

Approved 7/2/20

Members

Jon Prue
Kevin Cole
Kevin McKeon
Craig Weston

Public Officials

Annie McLean

Press

Public

Nedah Warstler
Ben Warstler
Scott Desjardins
Susan Hanus
Zoe Gascon

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

Kevin McKeon made a **motion to approve the meeting minutes of May 7, 2020**. Craig Weston **seconded the motion**. The Board **voted 4-0**.

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 2020-016**. Ben Warstler is proposing to construct an 11’ x 18’ shed on the property located at 28 Charland St. The application requires conditional use approval under section 4.4.3 of the Town Zoning Bylaws for a structure that does not meet the required minimum rear setback in the Residential Neighborhood District. The applicant presented the application and Board Members asked questions. Kevin Cole made a **motion to close the public hearing on application 2020-016**. Kevin McKeon **seconded the motion**. The Board **voted 4-0**.

Mr. Prue **opened the public hearing on application 2020-017**. Vermont State Colleges is proposing to subdivide a 9.66-acre parcel located at 890 McGoff Hill Road into a 9.25-acre lot containing an existing single-family dwelling and a 0.41-acre piece of land that will be merged with the neighboring lot [parcel ID #09-087]. The application requires final plat approval for a minor subdivision in the Rural Residential District under section 7.7 of the Town Zoning Bylaws and site plan approval under section 9.1. The applicant presented the application and Board Members asked questions. Craig Weston made a **motion to close the public hearing on application 2020-017**. Kevin McKeon **seconded the motion**. The Board **voted 4-0**.

Mr. Prue **opened the public hearing on application 2020-010**. Susan Hanus is proposing to add 3 seasonal campsites to the property located at 1563 Darling Hill Rd. The application requires conditional use approval for a campground in the Rural Residential District [3.1.2.11] under section 4.2.2 of the Town Zoning Bylaws and site plan approval under section 9.1. The applicant presented the application and

Board Members asked questions followed by public comment. Kevin Cole made a **motion to close the public hearing on application 2020-010**. Kevin McKeon **seconded the motion**. The Board **voted 4-0**.

The meeting adjourned at 6:45 p.m.

Respectfully submitted by: AMclean