

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD

June 1, 2017 Minutes

Approved 6/15/17

Members	Public Official	Press	Public
Jon Prue Brandon Carpenter Dave Cobb Dave Keenan Kevin McKeon Craig Weston	Annie McLean Laurie Willey		John Berry Lisa Berry Amanda Berry

Mr. Prue called the meeting to order at 7:02 PM and advised there was 1 warned item on the agenda.

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 the applications in deliberative session. Mr. Prue 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. Prue 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. Prue noted there were no agenda changes.

At this time Mr. Prue swore in the applicants.

The meeting began with motions to approve the minutes from previous meetings.

A motion to approve the March 2, 2016 minutes was made by Dave Keenan, seconded by Brandon Carpenter and the vote carried 4-0-2 with Dave Cobb and Craig Weston abstaining.

A motion to approve the May 4, 2017 minutes was made by Craig Weston, seconded by Dave Cobb and the vote carried 3-0-3 with Dave Keenan, Kevin McKeon and Brandon Carpenter abstaining.

2017-017: John Berry is proposing to construct a new 85' x 40' garage and operate a motor vehicle repair facility on the property located at 566 Main Street. The application requires conditional use approval for a motor vehicle repair facility in the Industrial District under section 3.5.2.17 of the Town Zoning Bylaws and site plan approval under section 9.1.

Mr. Berry was present and noted he had a permit approved two years ago and he was just re-applying with no changes to the site plan waiver.

Craig Weston asked if the access would continue to be via Hemlock Lane and Mr. Berry answered yes. Mr. Prue brought to Mr. Berry's attention that he should have a revised deed noting the granted right-of-way.

Discussion followed noting if Mr. Berry had pursued an access off Main St. through the property he owns in front of the proposed garage.

Brandon Carpenter noted the flood Hazard regulations have changed, noting he cannot add fill, nor can the driveway culvert be raised.

Annie McLean, Zoning Administrator brought to Mr. Berry's attention that there was some missing information on his 2015 Elevation Certificate that may affect his ability to obtain flood insurance, including inconsistencies between lowest adjacent grade listed on the Elevation Certificate (707.0) and lowest adjacent grade shown on the survey map (708), and Mr. Johnson, PE should be contacted to make corrections.

Craig Weston inquired to possible signage and Ms. McLean answered she would re-check the signage and what was approved on the previous permit.

At this time Mr. Prue noted a motion to close the meeting was made by Craig Weston, seconded by Brandon Carpenter and the vote carried 6-0.

The meeting adjourned at 7:29 PM.