

**TOWN OF LYNDON**  
**DEVELOPMENT REVIEW BOARD**

**June 3, 2021**

**Minutes**

*DRAFT*

**Members**

Jon Prue  
Kevin McKeon  
Curtis Carpenter  
Craig Weston  
David Keenan (7:00pm)

**Public Officials**

Nicole Gratton  
Denise Montgomery

**Press**

**Public**

Shane Switser  
Jeremiah Aiken  
Russell Riendeau  
Patrick Simpson  
Allen Young (representing  
Esther Young)  
Theresa Whitley  
Clay Bailey  
Dennis Mitchell  
Matt Wheeler  
Charles Emerson  
Justine Fahey (7:45pm)

Jon Prue chaired the meeting which was brought to order at 6:07 pm.

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.

Ms. Gratton asked to have a preliminary sketch review for a minor sub-division to be done by Charles Emerson to the end of the meeting.

Mr. Prue opened the public hearing on **2021-026**: Shane Switser is proposing to sub-divide an 8.2-acre parcel of land off from an 18.6-acre parcel of land owned by 735 Little Egypt Road, LLC. Located at 735 Little Egypt Road. The 8.2-acre parcel currently has no structures, while the proposed 10.4-acre parcel will have an existing single-family dwelling on it. The application requires final plat approval for a minor subdivision in a Rural Residential District under section 7.7 of the Town Zoning Bylaws and site plan approval under section 9.1.

Mr. Switser let the board know he is sub-dividing the acreage that has a house on it and the rest of the land is undeveloped.

There were no questions or comments from the board or the public.

Mr. Prue opened the public hearing on **2021-043**: Russell Riendeau is proposing to convert his fleet inspection station, into an Official inspection station which can inspect vehicles other than those owned solely by the owner. Additionally, the Applicant will continue to have a commercial gravel pit and log

yard. The proposed use is located at 59 Burrington Bridge Road. The application requires conditional use approval under section 3.1.2.20 and site plan approval under 9.1 of the Bylaws.

Mr. Riendeau is currently set up as a fleet inspection station and can inspect only his vehicles that are under the corporation's name. He is hoping to get approved so that he can inspect his entire fleet of vehicles at his own site and potentially be a station for others to get an inspection as well. Mr. Weston asked if his hours of operation would change and if he would be doing only his own vehicles. Mr. Riendeau said he would not have a change in hours of operation and would do other vehicles if he is approved. Mr. Carpenter asked if this was just a use change or if there would be any additional building. Mr. Riendeau said it was just a use change. With no other questions from the Board or the public the hearing was closed.

Mr. Prue opened the public hearing on **2021-042**: Gregory Gilman proposes the construction of a single-story 28'x40' building on 1370 Mathewson Hill Road to house a family operated meat-cutting business. The building and business would be served by on-site water and wastewater systems. The application requires conditional use approval under section 3.1.2.20 and site plan approval under 9.1 of the Bylaws unless deemed exempt under 9.1.3.3.

Patrick Simpson, Gregory's brother-in-law, was here to speak on Gregory's behalf. The building will be 28"X48" and will be a small family owned and operated meat cutting business. The meeting with the engineer has been done. Mr. Weston asked if clients would bring the entire animal to have it cut up and what kind of animals will they be cutting. Mr. Simpson said they would be cutting up pigs, sheep, and beef. Mr. Weston wanted to know what happens to the leftover parts. Mr. Simpson let the Board know that Bakers Commodities would come and take it away. Mr. Weston wanted to know if this was just for customers or if they would have a retail shop as well. Mr. Simpson advised it would be customer based only and that they will butcher, cool it, cut, package it, freeze it and then have the customer pick it up. The hours would be Monday – Friday 9am to 5pm and Saturdays only if necessary. Allen Young spoke on behalf of his mom Esther Young who wondered about the disposal of leftover parts and the smell that could arise from the disposal. Mr. Simpson said that those parts will be kept in a barrel in the freezer and will be picked up once a week so nothing would be disposed of outside. With no further questions or comment the hearing was closed.

Mr. Prue opened the public hearing on **2021-043**: Justine and Pete Fahey propose a two-lot subdivision at 948 Darling Hill Road. Revised Lot #2 will be a 9.38-acre lot and Revised Lot #3 will be a 4.07-acre lot. 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.

Ms. Gratton wanted to update the application number to 2021-052 as 2021-043 already exists.

Justine and Pete bought these lots in February and are looking to sub-divide to make more space between the 2 house sites. They redesigned and downgraded the septic plans from the prior owners. Their driveway is shared between the 2 lots and they have started building on the 9.38-acre lot. There were no questions from the Board so the hearing was closed.

Theresa Whitley has a preliminary 2 lot sub-division sketch plan for property on Apple Tree Lane. Her and her brother Duane jointly own a 10-acre lot. They, along with their spouses bought a 30-acre parcel in front of the 10-acre lot and they want to split that lot. Duane will receive the original 10-acre lot and 10 acres of the 30-acre parcel in front. Theresa will get the remaining 20 acres where she plans to put a house. Mr. Prue asked if there was currently a Right of Way to get to the new 20-acre parcel and Theresa said there is. Mr. Weston wanted to know if the house on the drawing was existing or something planned, Ms. Whitley said it is planned for the future.

Clay Bailey presented a sub-division sketch to remove 2 acres from the current 114 acres that he owns on Brown Farm Road and Lily Pond Road. These 2 acres is something that he does not use and would make a good lot for someone. Mr. Bailey has spoken to the adjoining landowner about his plan to remove the acreage. Mr. Prue advised that Mr. Bailey would not need to have this re-surveyed but would need to see what parcel of land these 2 acres is being removed from. Mr. Bailey will be keeping a small sliver that these 2 acres is coming off from so he will still have access to his other parcels of land.

Dennis Mitchell presented a sketch plan review for a sub-division on Little Egypt Rd. The first parcel which is 10.3 acres on the right side of Little Egypt Rd was his parents' farmhouse. They are selling the farmhouse along with 2.1-acres with the remaining 8.2-acres going to Dennis' brother Dale. The septic design has been done on this parcel. ON the left side of Little Egypt Rd there is a 24-acre piece of land and each of the remaining brothers: Dennis, Dwight and Douglas will receive an almost 9-acre chunk. All 3 brothers currently have a house that will access the newly divided acreage. The board did not have any questions.

Matt Wheeler presented a sketch plan review for a sub-division at 98 Darling Hill Road. There will be 3 lots total with no plans to build, this is just land to keep in the family. Matt would get lot #3 and his brother would get lot #2. Lot #1 had to get a state permit for the existing septic for a house on the parcel built in the 1980's. Mr. Prue asked if all of the property is on Darling Hill and Matt advised it is. The board did not have any questions.

Charles Emerson presented a subdivision for 20 Vermont Drive. They are going to subdivide the existing 7.8-acre lot in to a smaller 4.05-acre lot which currently has a residential home, garage and shed on it. This lot will be sold to their current renters. The board suggests making sure that the existing structure which is close to the lot line be 25' back to meet the bylaws.

Next meeting will be scheduled for June 17th.

Meeting adjourned 7:15 pm

*Respectfully submitted by: DMontgomery*