

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD

June 15, 2017 Minutes

Approved July 6, 2017

Members	Public Official	Press	Public
Jon Prue Brandon Carpenter Dave Cobb Kevin McKeon Craig Weston	Annie McLean Laurie Willey		William Gould Dottie Gould Diana Kittredge Mark Bertolini Amanda Berry

Mr. Prue called the meeting to order at 7:00 PM and advised there were three warned items on the agenda.

Mr. Prue noted there were no agenda changes.

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

A motion to approve the June 1, 2017 minutes was made by Brandon Carpenter, seconded by Kevin McKeon and the vote carried 5-0.

Mr. Prue briefly explained the criteria for seeking interested person's status and noted there was a copy on the table if anyone needed further explanation. 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.

At this time Mr. Prue swore in the applicants.

2017-020: NEK Realty LLC is proposing to convert existing office space into a one (1) bedroom apartment in a building that contains two (2) other apartments and additional office space on the property located at 806 Broad Street. The Application requires conditional use approval for a multi-family dwelling in the Commercial District under section 3.6.2.1 of the Town Zoning Bylaws and site plan approval under section 9.1.

Mark Bertolini was present and explained to the board he would like to convert one side of his office into a one bedroom apartment. Mr. Bertolini noted parking exceeds zoning requirements.

Hearing no questions from the board a motion to close the public hearing was made by Brandon Carpenter, seconded by Craig Weston and the vote carried 5-0.

At this time Mr. Prue moved on to the next warned item on the agenda.

2017-023: William Gould is proposing to subdivide a 22.47 acre parcel located at 100 Cold Hill Road into a 19 acre lot and a 3.47 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. 6.

Bill Gould was present and noted he would like to sub-divide his property for his daughter, who has been living in a home on the property for years.

Annie McClean noted all setbacks are met.

Discussion followed from the board members and Mr. Gould concerning the brook being a natural line of division for the sub-division on the survey.

Hearing no further questions a motion to close the public hearing was made by Dave Cobb, seconded by Kevin McKeon and the vote carried 5-0.

At this time the board moved on to the last warned item on the agenda.

2017-024: Amanda Berry is proposing to convert a portion of the first floor of an existing single-family dwelling into a knitting shop on the property located at 566 Main Street. The Application requires site plan approval for retail space in the Main Street District under section 9.1 of the Town Zoning Bylaws.

Amanda Berry was present and explained to the board, her father-in-law owns the building and she will be turning the downstairs into a retail yarn and knitting shop. Ms. Berry also noted she will be holding knitting workshops various times throughout the year.

Ms. Berry noted the sign will be 3' X 4' and will be attached to the existing front porch.

Craig Weston asked what the hours of operation will be and Ms. Berry answered Monday thru Friday 9:00 AM till 7:00 PM and Saturday 11:00 AM till 4:00 PM.

Craig Weston also asked if lighting would be added and if the parking meets the current zoning by-laws. Ms. Berry answered lighting changes will be inside and thought she had ample parking.

Annie McClean added access to the business would be from Main St. and also asked about a wastewater permit. Ms. Berry answered she was informed by the state she would not need one.

Hearing no further questions a motion to close the public hearing was made by Brandon Carpenter, seconded by Kevin McKeon and the vote carried 5-0.

At this time Annie noted there will be a meeting on July 6, 2017 with one warned item at this time.

A motion to adjourn was made by Dave Cobb, seconded by Craig Weston and the vote carried 5-0.

The meeting adjourned at 7:25 PM.