

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

**July 2, 2020 Minutes**  
*Approved 7/16/20*

<b>Members</b>	<b>Public Officials</b>	<b>Press</b>	<b>Public</b>
Curtis Carpenter Kevin Cole Pauline Harris Kevin McKeon Craig Weston (6:04 p.m.)	Annie McLean	Amy Nixon	Michael Greenblatt Susan Hanus Barbara Irwin Kathleen Walsh Zoe Gascon

Annie McLean called the meeting to order at 6:01 p.m.

Kevin McKeon made a **motion to appoint Curtis Carpenter as acting chair for the meeting**. Pauline Harris **seconded the motion**. The Board **voted 4-0**. Mr. Carpenter assumed the role of chair.

Kevin Cole made a **motion to approve the meeting minutes of May 21, 2020**. Kevin McKeon **seconded the motion**. The Board **voted 4-0**.

Mr. Carpenter 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. Carpenter 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. Carpenter **opened the public hearing on application 2020-027**. Michael Greenblatt is proposing to subdivide a 63-acre parcel located on Darling Hill Rd. [parcel ID #06-078] into 3 lots. 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 concerning road frontage and location. Barbara Irwin expressed concerns about possible well contamination and stormwater runoff adding that small lots contradict vision statements in the Town Plan (both expired and proposed). Kathleen Walsh agreed with Mrs. Irwin’s statements adding that the Town’s zoning needs to catch up with the Town Plan. Susan Hanus asked if the project fell under ACT 250 jurisdiction. The Applicant answered that it did not. Mrs. Hanus also noted that the land proposed to be subdivided was located within the Darling Estate Historic District on the National Register of Historic Places. Zoe Gascon noted her agreement with both Mrs. Irwin and Mrs. Walsh. Kevin McKeon made a **motion to close the public hearing on application 2020-027**. Pauline Harris **seconded the motion**. The Board **voted 5-0**. Pauline Harris made a **motion to approve the draft decision on application 2020-027**. Kevin McKeon **seconded the motion**. The Board **voted 5-0**.

Annie McLean presented application **2020-028** – Site Plan Waiver: home occupation at 686 Darling Hill Rd. – Christine & Scott Fournier. Board Members asked questions. Kevin Cole **made a motion to approve the site plan waiver for application 2020-028**. Craig Weston **seconded the motion**. The Board **voted 5-0**.

Annie McLean presented an application Sketch Plan Review: 2-Lot subdivision at 318 Heath Rd. – Norma H. Twombly Rev. Trust. Board members asked questions. Pauline Harris **made a motion to approve the sketch plan application with the standard conditions and additional conditions noting the minimum setbacks and road frontage must be met**. Kevin McKeon **seconded the motion**. The Board **voted 5-0**.

Annie McLean presented an application Sketch Plan Review: 2-Lot subdivision at 75 Lussier Ln. – Ron Pearl. Board members asked questions. Kevin Cole **made a motion to approve the sketch plan application with the standard conditions and additional conditions noting the minimum setbacks must be met and the right-of-way must be clarified**. Pauline Harris **seconded the motion**. The Board **voted 5-0**.

The meeting adjourned at 6:47 p.m.

*Respectfully submitted by: AMclean*