

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD

July 6, 2017 Minutes

Approved 8/9/17

Members

Jon Prue
Brandon Carpenter
Craig Weston
Dave Cobb
Dave Keenan in @7:07

Public Official

Annie McLean
Laurie Willey

Press

Public

Brett Gale
Amy Gale

Mr. Prue called the meeting to order at 7:01 PM and advised there was one warned item on the agenda.

At this time the board decided to move item #5 to #1 so that applicants of only warned item would not need to wait.

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.

Mr. Prue explained to the applicants the 4 member rule, noting applicant would need to have 4 affirmative votes to pass. Mr. Prue extended to the applicant the opportunity to postpone their application but Mr. Gale noted they would like to proceed.

2017-033: Brett and Amy Gale are proposing the addition of a one (1) bedroom apartment to an existing three (3) apartment building on the property located at 215 Center Street. The Application requires conditional use approval for a multi-family dwelling in the Residential Neighborhood District under section 3.2.2.1 of Town Zoning Bylaws.

Brett Gale was present and noted a space that existed in their home would be converted into a one bedroom apartment on the current foot print with an additional 9' X 7" roof over the entry. Mr. Gale noted he had contacted the fire marshal and was advised once he exceeded 3 apartments they would have to become ADA compliant.

Craig Weston inquired about the apartment egress and Mr. Gale answered there will be a front and back entrance.

Jon Prue asked when they expected to be done with the project. Mr. Gale noted he would like the project to be complete by early September.

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

At this time Annie McClean asked the board to elect 2017 Officers.

A motion was made by Craig Weston, seconded by Brandon Carpenter to elect Jon Prue as Chairman and the vote carried 5-0.

A motion was made by Dave Keenan, seconded by Dave Cobb to elect Brandon Carpenter as Vice-Chairman and the vote carried 5-0.

A motion to approve the June 15, 2017 minutes was made by Craig Weston, seconded by Brandon Carpenter and the vote carried 4-0-1 with Dave Keenan abstaining.

At this time Ms. Mclean asked if the members of the board would like to propose a letter to the Selectboard to request information to be on the website limited to GIS Software noting that the Planning Commission would like it available to the general public. The board advised Annie to draft a letter.

A motion to close the meeting and to go into deliberative session was made by Brandon Carpenter, seconded by Dave Cobb and the vote carried 5-0.

The meeting adjourned at 7:40 PM.