

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD
July 16, 2020 Minutes
Approved 8/9/20

Members	Public Officials	Press	Public
Curtis Carpenter Kevin Cole Pauline Harris Kevin McKeon (6:26 p.m.) Craig Weston	Annie McLean		Jason Johns Leo LaCroix

Craig Weston called the meeting to order at 6:03 p.m.

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

Annie McLean noted that she had received a request for preliminary subdivision approval for a boundary line adjustment between the Messier and Blankenship properties on Highland Cir. Curtis Carpenter made a **motion add review of the Messier-Blankenship sketch plan the agenda under “other business”**. Pauline **seconded the motion**. The Board **voted 4-0**.

Pauline Harris made a **motion to approve the meeting minutes of July 2, 2020**. Kevin Cole **seconded the motion**. The Board **voted 4-0**.

Annie McLean 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. Ms. McLean then provided an explanation of “interested persons” and their ability to appeal a decision issued by the Board. Ms. McLean swore in anyone wishing to provide testimony.

Craig Weston **opened the public hearing on application 2020-035**. Jason Johns is proposing to add a 36’ x 8’ porch to the single-family dwelling located at 256 York St. The application requires conditional use approval for failure to meet the required front setback in the Residential Neighborhood District under section 4.2.2 of the Town Zoning Bylaws and improvements to existing primary structures in the River Corridors that do not expand the footprint of the existing structure more than 500 square feet [11.6.D.8] under section 11.7.C. The applicant presented the application. Annie McLean reviewed the requirements for development within the River Corridor at Mr. Weston’s request. Leo LaCroix asked for clarification of the size of the existing deck and step. Craig Westin made a **motion to close the public hearing on application 2020-05**. Curtis Carpenter **seconded the motion**. The Board **voted 4-0**.

Kevin McKeon joined the meeting.

Annie McLean presented an application for **Sketch Plan Review**: boundary line adjustment (subdivision) between 22 and 128 Highland Cir. – Lawrence and Elizabeth Messier and Derek and Nancy Blankenship. Kevin McKeon noted that he lived on Highland Cir. but had no conflict of interest pertaining to the development. 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**. Pauline Harris **seconded the motion**. The Board **voted 5-0**.

The meeting adjourned at 6:32p.m.

Respectfully submitted by: AMclean