

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD

July 18, 2019 Minutes

Approved 8/1/19

Members	Public Officials	Press	Public
Jon Prue Curtis Carpenter Kevin Cole Dave Keenan Kevin McKeon	Annie McLean Laurie Willey		Jim Gallagher Joe Hodge

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

Mr. Prue proceeded noting there were not any agenda changes or public comment for Non-Agenda items.

A motion to approve the June 6, 2019 minutes was made by Kevin Cole, seconded by Kevin McKeon and the vote carried 4-0-1 with Curtis Carpenter abstaining.

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.

Mr. Prue explained to the applicants that the DRB was a seven-member board with only 5 members present, therefore their application would need to have 4 affirmative votes in order to pass. Applicants are given the opportunity to postpone their application until the next meeting to see if more members would be present.

Both applicants with warned applications noted they would like to proceed with their applications.

Mr. Prue then explained interested persons status, noting the only people present were the applicants. At this time Mr. Prue swore in the applicants.

2019-020: Solanna Homes LLC is seeking approval for tiny home sales and construction on Broad St [Parcel #25-070]. The application requires conditional use approval for light industry in the Commercial District [3.6.2.15] under section 4.4.3 of the Town Zoning Bylaws and Site Plan approval under section 9.1.

Joe Hodge was present and explained his intentions were to build spec tiny homes on site, that could then be sold and moved. These homes would either be on wheels or be able to be transferred on to a low-boy trailer.

Curtis Carpenter asked Mr. Hodge if he was using the garage and Mr. Hodge answered he was only using the office space of the building.

Kevin Cole asked the hours of operation, and Mr. Hodge was vague, noting somewhere between sunrise and sunset, being mindful of the neighbors, and maybe open Saturday with help from his Amish friends.

Mr. Hodge noted he was waiting approval of an access permit from VTRANS.

At this time a motion to continue the hearing until the Aug. 1, 2019 meeting was made by Dave Keenan, seconded by Kevin Cole for further information from the applicant. The vote carried 5-0.

2019-021: The Upright Steeple Society LTD is seeking approval to subdivide 0.06-acres from an existing lot located at 36 Branch Brook and merge it with two existing lots located at 153 York Street. The application requires final plat approval for a minor subdivision in the Residential Neighborhood District under section 7.7 of the Town Zoning Bylaws and site plan approval under section 9.1.

James Gallagher was present representing Upright Steeple Society. He shared with the board a survey and explained where the parking lot was across the street and how they would like to connect to their property.

Mr. Gallagher asked to be able to use a deed reference in place of having to re-do the Mylar, for a substantial cost savings.

Hearing no questions from the board a motion to close the hearing was made by Kevin McKeon, seconded by Kevin Cole and the vote carried 5-0.

At this time the board moved on to other business:

Zoning Administrator Annie McLean presented a Sketch Plan Review from Dave Lussier for a 2-lot subdivision on East Burke Rd. Ms. McLean noted this was a preliminary plan and it meets road frontage and is a build-able lot. A motion to approve the sketch plan as presented was made by Kevin McKeon, seconded by Kevin Cole and the vote carried 5-0.

Ms. McLean presented a Sketch Plan Review from Bob Howland for a 2-lot subdivision on Republican Dr. Board members had several questions concerning the ROW. A motion to approve the preliminary sub-division with conditions was made by Kevin Cole, seconded by Curtis Carpenter and the vote carried 5-0.

2019-022: Site Plan Waiver Request: Ray Dauphinais (Green Mountain Grow), 45 Broad St.--Change of use to retail/personal service. A motion to approve as presented was made Kevin Cole, seconded by Curtis Carpenter and the vote carried 5-0.

Ms. McLean presented then presented a Sketch Plan Review from Russel Berry for a Boundary line adjustment on Little Egypt Rd. A motion to approve the preliminary site plan with conditions was made by Kevin McKeon, seconded by Kevin Cole and the vote carried 5-0.

Having no further business to discuss or act on a motion to close the meeting was made Kevin McKeon, seconded by Kevin Cole and the vote carried 5-0.

The meeting adjourned at 7:59 PM