

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD
July 19, 2018 Minutes
Approved 8/2/18

Members	Public Officials	Press	Public
Jon Prue Dave Keenan Kevin McKeon Craig Weston	Annie McLean		

Mr. Prue called the meeting to order at 7:03 PM and advised there was one warned item on the agenda.

At this time the board moved on to review the minutes.

A motion to approve the June 21, 2018 minutes as presented was made by Dave Keenan, seconded by Kevin McKeon and the vote carried 4-0.

A motion to approve the June 7, 2018 minutes as presented was made by Craig Weston, seconded by Kevin Cole and the vote carried 4-0.

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. Carpenter advised after all comments and questions were finished, the board would discuss the applications in deliberative session. Mr. Carpenter 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. Carpenter 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 continued with explaining the DRB was a seven member board with only 4 member's present, further explaining applicants would need 4 affirmative votes for approval. Applicants are given the opportunity to have their application postponed until the next meeting.

Mr. Prue noted at this time any interested persons would need to be sworn in as well as the applicants, and a detailed explanation of an interested party was on the table at the back of the room.

At this time Mr. Prue swore in all applicants and interested persons.

The board moved on to #4 of the agenda.

2018-021: North Country Federal Credit Union (NCFCU) is proposing to redevelop two existing parcels located at 854 Center Street and 155 South Street with a new 3,440 SF NCFCU facility. The application requires conditional use approval for substantial improvement, elevation, relocation, or flood proofing of existing structures in the Special Flood Hazard Area (SFHA) under section 11.6.D of the Town Zoning Bylaws and site plan approval for a bank [3.3.1.12] under section 9.1.

Ms. McLean noted that the applicant had withdrawn this application, however a new application has already been submitted and warned for the August 2nd meeting.

The board proceeded with the next warned item.

2018-050: Russell and Anne Riendeau are proposing to subdivide a 52.68 acre parcel located on the corner of Burrington Bridge Road and Kingdom Road into a 51.18 acre lot and a 1.5 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.

Mr. and Ms. Riendeau were present and explained they would like to subdivide another lot [Lot #3] from their property (Lot #2 was previously subdivided) for one of their children to build a house. Ms. McLean noted that the applicant has already obtained a Wastewater System and Potable Water Supply Permit for the proposed development from the State of Vermont Department of Environmental Conservation (WW-7-3455-2). Craig Weston noted that the survey did not include metes and bounds information or monuments for either Lot #3 or the 50' right-of-way or the current name and deed reference of the owner of record of all adjoining lands.

Hearing no questions from the board or public a **motion to close the public hearing** was made by Dave Keenan, **seconded** by Craig Weston and the **vote carried 4-0**.

At this time the board moved on to other business:

Ms. McLean presented a request from Robert and Nancy Hubbard for preliminary approval for a major subdivision. Nancy Hubbard added additional information concerning the history of the property and previous subdivisions. A **motion to grant preliminary subdivision approval to the Hubbards for a major subdivision** was made by Craig Weston, **seconded** by Kevin McKeon and the **vote carried 4-0**.

Ms. McLean presented a request from Sally Rinehart for preliminary approval for a minor subdivision. A **motion to grant preliminary subdivision approval to Sally Rinehart for a minor subdivision** was made by Craig Weston, **seconded** by Kevin McKeon and the **vote carried 4-0**.

The meeting adjourned at 7:45 PM.