

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD

August 1, 2019 Minutes

Approved 8/15/19

Members

Jon Prue
Curtis Carpenter
Kevin Cole
Craig Weston

Public Officials

Annie McLean
Laurie Willey

Press

Public

Bill Cole
Beth Quimby
Doug Rainey
Marcia Rainey
Jacob Simpson
Nathan Sicard
Tina Simpson
Chip Aubin
Jennifer Aubin
Joe Hodge
Helen Sherburne
Deborah Goldberg
Morris Hubbard
Gary Royer
Patti Royer

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

Mr. Prue proceeded noting there was an addition to the agenda. Annie McLean, Zoning Administrator asked to add a sketch plan from Lyndi Medico. A motion to add the Lyndi Medico sketch plan was made by Craig Weston, seconded by Kevin Cole and the vote carried 4-0.

A motion to approve the July 18, 2019 minutes was made by Kevin Cole, seconded by Curtis Carpenter and the vote carried 3-0-1 with Craig Weston 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 and members of the public the DRB was a 7-member board with only 4 members present. Applicants would need 4 affirmative votes to pass. The board gives the applicants the opportunity to postpone their application until the next warned meeting in hopes that more members would be present.

At this time all applicants noted they would proceed with the 4-member board.

Mr. Prue explained 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.

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 (cont. from 7/18/19).

Mr. Hodge was present, and Ms. McLean shared his sketch plan, noting she was waiting for the VTRANS Letter of Intent from Mr. Hodge. The board discussed the placement of the tiny homes, and how far from the road they would be placed, and Mr. Hodge couldn't remember.

At this time a motion to continue this hearing for the 2nd time to August 15, 2019 was made by Craig Weston, seconded by Kevin Cole and the vote carried 4-0.

2019-028: Ronald and Jennifer Aubin are seeking approval to subdivide a 37-acre parcel located on Calendar Brook Rd. 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.

Ronald (Chip) Aubin was present and using the survey he had submitted to Ms. McLean explained to the board where the 3 lots were. Mr. Aubin noted they had their WW permit from the state, and that Keith Johnson had confirmed the flow for WW is away from Woodbury Lane.

Deborah Goldberg and Helen Sherburne adjoining landowners questioned the safety of the Watershed Area. Ms. Sherburne noted; Mr. Aubin had addressed it.

Annie McLean, ZA asked for further clarification on the ROW for the three lots. Ms. McLean noted it needed to be shown on the survey.

Craig Weston asked if the trailers had been set on the lots yet, and Mr. Aubin answered no.

Hearing no further questions or comments and motion to close the Aubin hearing was made by Curtis Carpenter, seconded by Craig Weston and the vote carried 4-0.

At this time the board moved on to the third warned application.

2019-029: Kingdom Campground LLC is proposing to construct a 100- site campground for tent, camper, and/or RV camping on Lynburke Rd. The application requires conditional use approval any use substantially, materially, and outwardly similar to a motel [3.6.2.26] under section 4.4.3 of the Town Zoning Bylaws and Site Plan approval under section 9.1.

Jacob Simpson was present to address questions and Nate Sicard, Engineer for the project gave a brief presentation.

Craig Weston asked how many acres were to be used for the project. Ms. Sicard answered approximately 19 acres of the 170-acre parcel would be developed, also noting there would only be a disturbance of approximately 9 acres.

Mr. Sicard noted they were waiting from the State, approval of various required permits. Mr. Sicard also noted they were waiting for VTRANS letter of intent.

The board asked about the VELCO transmission lines, and Mr. Simpson answered those were down by the railroad tracks and would not interfere with the project.

Mr. Simpson noted Lyndonville Electric lines were present on the property, and he was working with the Village of Lyndonville water department on the water supply for the project.

Craig Weston asked if there would be a buffer of vegetation, and Mr. Simpson noted they were leaving much of the perimeter vegetation in place.

Craig Weston asked how many sites would be visible from the road and Mr. Simpson answered a minimal number.

Mr. Weston asked if there would be seasonal storage and Mr. Simpson answered yes.

Curtis Carpenter asked if the Campground would be staffed 24/7, and Mr. Simpson answered yes. Mr. Simpson noted quiet time would be from 10 PM until 7 AM and would be enforced by the site manager.

At this time Mr. Prue opened the hearing to the public for questions and comments.

Ms. McLean noted there were three letters from adjoining property owners who could not be present.

Beth Quimby, adjoining landowner expressed concerns that the vegetation buffer behind her house was very minimal and Ms. Quimby hoped Mr. Simpson would consider a fence or planting of more shrubs as a buffer.

Gary Royer, a landowner in Lyndon Heights noted he had concerns with RVS going past the entrance to the campground and having to try and turn around in the Lyndon Heights development.

Marsha Rainey, who lives across from the entrance had safety concerns with the existing entrance. Mr. Sicard explained the existing entrance will be removed and the new entrance would be at least a 25' wide entrance.

Doug Rainey expressed safety concerns with the southbound traffic. Mr. Rainey explained small cars could not always be seen, due to a dip in the road. Mr. Sicard answered VTRANS required elevation studies.

The board inquired as to when the project would begin, and Mr. Sicard answered as soon as all environmental permits were in place. Ideally, they would like to begin this fall and be ready to open next spring.

Craig Weston asked if the pool on site would be open to the public. Mr. Simpson answered not at this time.

Craig Weston asked if fireworks would be permitted and Mr. Simpson answered no.

Curtis Carpenter asked if there would be a leash policy and Mr. Simpson answered yes.

At this time a motion to continue the hearing until the Aug. 15, 2019 meeting waiting on the applicants VTRANS Letter of Intent was made by Kevin Cole, seconded by Curtis Carpenter and the vote carried 4-0.

Ms. McLean presented the Medico Sketch Plan and their request for a boundary line adjustment. A motion to approve the Medico preliminary Sketch Plan was made by Kevin Cole, seconded by Craig Weston and the vote carried 4-0.

Other Business:

At this time Ms. McLean brought to the attention of the board the proper process for applicants. Applications should not be brought to the DRB without a Letter of Intent from VTRANS.

Ms. McLean would like to discuss with the board her upcoming family leave, and when meetings would resume.

A motion to close the meeting was made by Craig Weston, seconded by Kevin Cole and the vote carried 4-0.

The meeting adjourned at 8:26 PM.