

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD

August 2, 2018 Minutes
Approved 9/6/18

Members	Public Officials	Press	Public
Jon Prue Brandon Carpenter Curtis Carpenter Kevin Cole Dave Keenan Craig Weston	Annie McLean Laurie Willey	Amy Nixon	Linda Toborg Bob Howland Tom Greenwood Bib Hinkley Luanne Cantor John Alden Jeff Olesky

Mr. Prue called the meeting to order at 7:00 PM and advised there was one warned item on the agenda.

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

At this time Mr. Prue introduced Curtis Carpenter the newest member appointed to the board.

A motion to approve the July 19, 2018 minutes was made by Dave Keenan, seconded by Craig Weston and the vote carried 5-0-1.

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 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.

2018-055: 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

The presentation for North Country Federal Credit Union began with introductions: Jeff Olesky, Civil Engineer; Luanne Cantor, Rep. from NCFCU; and John Alden, Architect for the project.

Mr. Olesky began by explaining NCFCU had obtained the building on 155 South St. and will remove it and the building at 854 Center St. to build the new structure.

Mr. Olesky, noted the Village of Lyndonville Trustees have given approval of the current plans, with a dedicated easement on an area of the park NCFCU needs to complete project.

Mr. Olesky explained NCFCU has two major goals, to improve access to the facility and to increase the size. The new building will be built on a slab and their plans are to eliminate one of the curb cuts on Center St.

Mr. Olesky explained the plans called for adding fill to one area of the floodplain, but will also be reclaiming vegetation, noting he felt they had maintained the intent to not fill in the floodplain.

Mr. Olesky shared the plans, noting they had developed significantly more parking then required.

Craig Weston asked if there would be gutters on most of the building, and Mr. Olesky answered as needed.

Brandon Carpenter asked about the snow removal plan. Mr. Olesky, noted there were curb cuts planned that would allow for snow removal and Ms. Cantor added they would continue as they do now and remove snow as required.

Craig Weston inquired as to the lighting, and Mr. Olesky answered there were cut sheets in the packets, noting all lighting would be downcast.

Brandon Carpenter asked Mr. Olesky if they had looked at alternatives to the proposed fill in the floodplain, and Mr. Olesky answered yes and this was the best solution.

Mr. Weston, asked if they had looked into adding a second story, and Mr. Olesky answered that they had and ultimately the best scenario is the final proposal at hand.

At this time Ms. McLean provided comments on sidewalk options. Noting the possibility to add a crosswalk to the Northside. Discussion followed, with Mr. Olesky noting he would look into the various options.

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

Mr. Hinkley, adjoining property owner noted his concerns for future water run-off and would like to clarify what he believes to be a ROW between properties to gain access to the back side of houses on South St., and traffic concerns on the proposed entrance and exit availability.

Tom Greenwood, property owner on South St. noted he had issues with the proposed crosswalk and exit on South St., noting safety concerns with school bus stops, and increased traffic on South St.

Linda Toborg asked if consideration had been given to the historical craftsmanship of the building on South St., and the possibility of re-homing some of the artifacts and Ms. Cantor answered yes.

Hearing no further questions or comments from the public, Mr. Prue asked the board if they had any further questions.

Mr. Keenan asked that the ROW be checked for deeded access and Jon Prue asked again if there was any other design available for not putting fill into the floodplain.

Mr. Prue explained the option of not closing the public hearing to clarify the need for further information.

At this time Ms. McLean asked the board to clarify what further information they were looking for. Members of the board agreed they would like to see the floodplain issue resolved with a design change on the taking out and adding of material in the floodplain.

A motion was made by Brandon Carpenter, seconded by Craig Weston to postpone the public hearing until the Sept. 6th meeting and the vote carried 6-0.

It was noted there were not any further announcements old business to address.

The meeting adjourned at 9:01 PM.