

Lyndon Development & Review Board

Aug. 6, 2015 Minutes

Members	Public Official	Press	Public
Jon Prue Jen Gould Craig Weston Peter Morrissette Brandon Carpenter Dave Keenan	Laurie Willey Kaela Gray		Jim Gallagher Sarah McFarland Robert Howland

Mr. Morrissette called the meeting to order at 7:01 PM and advised there were 3 warned items on the agenda.

Mr. Morrissette 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. Morrissette advised after all comments and questions were finished, the board would discuss and make the final decision in deliberative session. The applicant could choose to stay and wait outside the Conference Room to hear the decision or wait to contact the Zoning Administrator the next morning. Mr. Morrissette advised if the application was approved, there would be a 30-day appeal period, and if the applicant proceeded with their project before the 30-days were up, they would do so at their own risk. Mr. Morrissette swore in the applicants and interested parties.

2015-039: Robert & Mary Howland are proposing to raze two existing buildings located at 341 Broad Street, and fill to the lot to raise the elevation 3 feet. The Application requires conditional use approval for development within the Flood Hazard Area under Article 11 of the bylaws, and site plan approval under section 9.1.

Bob Howland was present to explain his plan to dismantle the buildings and add fill to raise the lot. Mr. Howland will leave all utilities and will only leave one access to the property, as well as leave the existing drainage ditches.

Mr. Howland noted the property was in the flood plain and not the floodway.

Mr. Morrisette asked the time line of this project and Mr. Howland answered he would like to have it completed within 6 months once project is started.

Mr. Morrisette asked if he would be putting in a silt fence and Mr. Howland answered yes.

Hearing no further questions the board moved on to the next warned item.

2015-062: The Upright Steeple Society is applying for a permit to construct a 4'X 5' platform and steps on the building located at 153 York Street. The platform and steps do not meet the minimum setbacks and is seeking approval as a Conditional Use under section 4.4.3 of the by-laws and site plan approval under section 9.1 in this Residential Neighborhood District.

Mr. Jim Gallagher president of The Upright Steeple Society was present to explain to the board in order for the Steeple Society to obtain an occupancy permit the doors of the church must open outward. The Society would like to add a 20 square foot uncovered platform outside.

Craig Weston asked if the platform would be ADA compliant and Mr. Gallagher noted they have already installed a handicap ramp on the backside of the building.

Hearing no further questions the board moved on to the third and final warned item.

2015-063: Harold and Nancy Dresser are proposing to sub-divide their 8.6 acre property located at 1305 Lynburke Road into one 3.9 acre lot, and one 4.7 acre lot. The application requires final plat approval as a minor sub-division under section 7.6 of the by-laws in the Commercial District.

At this time Peter Morrisette recused himself from hearing this application and Jon Prue Vice-Chair took over.

Mr. Prue read the application and noted this was the final plat approval as a minor sub-division. The board looked over the map provided and did not have any further questions.

At this time a motion to go into deliberative session at 7:32 PM with Kaela Gray present was made by Jon Prue, seconded by Jen Gould and the vote carried 6-0.

A motion to come out of deliberative session at 8:13 PM was made by Jon Prue, seconded by Jen Gould and the vote carried 6-0.

A motion to postpone the Robert & Mary Howland application for further information was made by Jon Prue, seconded by Brandon Carpenter and the vote carried 6-0.

A motion to approve The Upright Steeple Society application as presented was made by Jon Prue, seconded by Jen Gould and the vote carried 6-0.

A motion to approve the Harold and Nancy Dresser application as presented was made by Jen Gould, seconded by Craig Weston and the vote carried 5-0-1 with Peter Morrisette abstaining.

At this time the board moved on to other business.

A motion to approve the June 18, 2015 minutes was made by Jon Prue, seconded by Dave Keenan and the vote carried 5-0.

A motion to approve the July 16, 2015 minutes was made by Dave Keenan, seconded by Peter Morrissette and the vote carried 4-0 with Pauline Harris and Dave Cobb voting via email.

A motion to approve the Dresser Notice of Decision approved on June 18th was made by Jon Prue, seconded by Dave Keenan and the vote carried 4-0.

A motion to approve the Tanner Notice of Decision was made by Dave Keenan, seconded by Peter Morrissette and the vote carried 4-0 with Pauline Harris and Dave Cobb voting via email.

A motion to approve the Brink Notice of Decision was made by Dave Keenan, seconded by Peter Morrissette and the vote carried 4-0 with Pauline Harris and Dave Cobb voting via email.

A motion to approve the LaCoss Notice of Decision was made by Dave Keenan, seconded by Peter Morrissette and the vote carried 4-0 with Pauline Harris and Dave Cobb voting via email.

The motion to approve the Berry Notice of Decision was made by Dave Keenan, seconded by Peter Morrissette and the vote carried 4-0 with Pauline Harris and Dave Cobb voting via email.

A motion to approve the Brink reconsideration request was made by Jen Gould, seconded by Jon Prue and the vote failed 0-6.

A motion to adjourn was made by Jon Prue, seconded by Jen Gould and the vote carried 6-0.

The meeting adjourned at 8:25 PM.