

**TOWN OF LYNDON**  
**DEVELOPMENT REVIEW BOARD**

**August 9, 2017 Minutes**  
*Approved 9/7/17*

<b>Members</b>	<b>Public Official</b>	<b>Press</b>	<b>Public</b>
Brandon Carpenter Craig Weston Dave Cobb Dave Keenan Kevin McKeon	Annie McLean Laurie Willey		

Vice Chairman Brandon Carpenter called the meeting to order at 5:05 PM and advised there was one warned item on the agenda.

At this time Mr. Carpenter noted it was not necessary to explain the board's meeting process as there were not any applicants or public present.

A motion to approve the July 6, 2017 minutes as presented was made by Dave Cobb, seconded by Kevin McKeon and the vote carried 5-0.

Mr. Carpenter noted there were no public comments and the board would now move on to the one warned item.

2017-051: Kevin & Fallon Cole are proposing to convert 400 square feet of a single-family dwelling into office space on the property located at 442 York Street. The Application requires conditional use approval for "other uses" in the Rural Residential District under section 3.1.2.20 of the Town Zoning Bylaws and site plan approval under section 9.1.

Annie McClean explained application 2017-051: was a home occupation that would like a sign. Annie explained the sign contradiction under the RR-other use, allowing applicants to have an office in their home and add other as a sign.

A motion to close the public hearing was made by Dave Keenan, seconded by Craig Weston, and the vote carried 5-0.

At this time the board moved on to Site Plan Waiver Requests.

2017-024: Amanda Berry 216 Broad Street.

Annie explained applicant moved her request for a waiver to 216 Broad Street noting the request would be to change site plan from a school to a yarn shop. Annie noted applicant explained this building was a better fit for her business. Craig Weston moved to approve the site plan waiver, Dave Keenan seconded and the vote carried 5-0.

2017-088: LEARN, Inc., 37 Pleasant Street: A motion to approve the Learn, Inc. site plan waiver as presented was made by Dave Keenan, seconded by Dave Cobb and the vote carried 5- 0.

At this time Ms. McClean presented a sketch plan request from Leslie Mitchell for a 3 parcel subdivision with a boundary line adjustment.

A motion to approve the sketch plan as presented with conditions was made by Dave Keenan, seconded by Dave Cobb and the vote carried 5-0.

In Old Business Ms. McClean brought to the board's attention the issue of the brook as a line in the Gould permit, noting the State of VT considers the stream a natural divide while the Town of Lyndon does not.

The board discussed moving the meeting time to the winter schedule and will proceed to a time change at the next meeting.

A motion to close the meeting was made by Kevin McKeon, seconded by Craig Weston and the vote carried 5-0.

The meeting adjourned at 7:57 PM.