

Lyndon Development & Review Board

Aug 18, 2016 Minutes

Members	Public Official	Press	Public
Kevin McKeon	Laurie Willey		Michelle Ralston
Dave Keenan	Annie Geratowski		Patricia Emery
Brandon Carpenter			Donna Stark
Craig Weston			Bob DeAngelis
Dave Cobb			Lisa De Angelis
			William Walker
			Nancy E. Buss
			Mary Jo O'Neill
			Brian Bona
			Dan Gillespie
			Jessica Simpson

Mr. Carpenter called the meeting to order at 7:02 PM and advised there were 3 warned items on the agenda and two applications postponed from the previous meeting.

Mr. Carpenter 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 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. Carpenter 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.

2016-68: Robert and Lisa DeAngelis are proposing to sub-divide their 23.1 acre parcel located at 740 Cotton Road into two lots consisting of 1.8 and 21.3 acre lots. The application requires final plat approval for a minor subdivision in the Rural Residential District under 7.7 of the Zoning By-laws and site plan approval under section 9.1 of the By-laws.

Mr. DeAngelis was present and noted the sub-division would consist of a 1.8 acre lot with the house, and the second lot the remaining 21.3 acres.

Mr. De Angelis as requested by the board identified on the survey map the road frontage as noted in A-A 1 being 233.6.

Hearing no questions the board moved on to the second warned item.

2016-69: Jessica Simpson and Mary Jo O'Neill are seeking approval to operate a licensed child care for 12 children at 117 Park Avenue. This use requires conditional use approval under section 3.4.2.12 of the Zoning Bylaws and site plan approval under section 9.1 of the bylaws.

Mary Jo O'Neill and Jessica Simpson were both present as well as Nancy Buss to answer questions. Ms. O'Neill explained they would like to continue running the existing day-care with the same number of children that Ms. Buss currently operates with.

Dave Cobb asked if this would be a licensed day-care and Ms. Simpson noted they have approval from the Vermont Department of Early Childhood Education.

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

2016-70: The Riverside School, Inc. is proposing an addition of an accessory building, which will be a 30' diameter yurt for part-time classroom use on the property located at 30 Lily Pond Road. The application requires conditional use approval under section 4.2 and site plan approval under 9.1 of the Bylaws.

Michelle Ralston and Patty Emery were both present to represent the school.

Ms. Ralston, explained the yurt is 30' in diameter and has 700 square feet of space. It will be placed 23' off the driveway and will have stairs and a ramp installed.

Ms. Ralston noted they were not attempting to increase the number of students, they just needed additional space. Ms. Ralston noted at this time if lighting was increased it would be downcast.

At this time Annie Geratowski, Zoning Administrator noted all conditions of prior permit stand.

Hearing no questions, the board moved on to old business from a prior meeting.

2016-65: William & Roberta Walker are proposing to sub-divide two parcel from their existing parcel located at 328 Walker Ridge Road. The proposed lots are: 1.18 acres, 2.76 acres and the remaining land. This application requires final plat approval for a minor sub-division under section 7.6 of the zoning bylaws in this Rural Residential Zoning District.

Mr. Walker was present and using a sketch the Zoning Administrator provided, noting where the 1.8 acre is coming off the smaller parcel. Mr. Walker noted the state approved the alternate wastewater system.

Mr. Walker further noted he would return to the board with the additional sub-division lines once the surveyor completed a new map.

2016-028: ABFB Corp. is proposing to add an additional one-bedroom apartment to the property located at 154 Main Street. The property currently contains five units. The application requires Conditional Use approval as an expansion of a multi-family dwelling in the Main Street zoning district under section 3.8.2.1 of the by-laws, and site plan approval under section 9.1 of the by-laws.

The board reviewed this application on July 21st, and the application was postponed until Mr. Bona filed a Lead Law Compliance Statement with the Vermont Dept. of Health.

Mr. Bona was present and submitted a copy of the Lead Law Compliance Statement.

At this time Mr. Bona asked to clarify with the board that this will be the 7th apartment, noting the previous error.

Hearing no further questions from the board a motion to go into deliberative session at 7:40 PM with Annie Geratowski present was made by Craig Weston, seconded by Dave Keenan and the vote carried 5-0.

A motion to come out of deliberative session at 8:17 PM was made by Dave Keenan, seconded by Dave Cobb and the vote carried 5-0.

A motion to approve the Robert and Lisa DeAngelis sub-division as presented with the following condition was made by Dave Keenan, seconded by Dave Cobb and the vote carried 5-0.

1. The Mylar shall comply with all requirements of State Statute and section 7.7 of the Town Zoning Bylaws. Specifically the names, addresses, and current deed references of all abutting property owners shall be added to the Mylar.

A motion to approve the Jessica Simpson and Mary Jo O'Neil application as presented with the following condition was made by Craig Weston, seconded by Dave Keenan and the vote carried 5-0.

1. Subject to all conditions of previous permit, issued to Nancy Buss.

A motion to approve the Riverside School, Inc. application as presented with the following conditions was made by Dave Cobb, seconded by Dave Keenan and the vote carried 5-0.

Subject to all conditions of previous permit issued in 2013.

1. No parking signs need to be installed along the driveway/fire lanes to ensure that they are kept free of vehicles
2. The by-laws require 77 parking spaces. They need to be available 365 days/year.
3. If parking becomes an issue this board reserves the right to require the applicant to physically develop the grass field parking into permanent parking with gravel or other suitable base.
4. No parking along Lily Pond Road.
5. Any new outdoor lighting must be downcast

At this time the board moved on to other business.

2016-65: A motion to approve the William & Roberta Walker application was made by Craig Weston, seconded by Dave Keenan with the following condition and the vote carried 5-0.

The Mylar shall comply with all requirements of State Statute and section 7.7 of the Town Zoning Bylaws. Specifically the addresses of all abutting property owners shall be added to the Mylar.

2016-028: A motion to approve the ABFB, Corp application was made by Dave Keenan, seconded by Craig Weston and the vote carried 5-0.

A motion to approve the July 21, 2016 minutes was made by Craig Weston, seconded by Kevin McKeon and the vote carried 4-0-1 with Brandon Carpenter abstaining.

A motion to approve the Rainey Notice of Decision was made by Dave Cobb, seconded by Craig Weston and the vote carried 4-0-1 with Brandon Carpenter abstaining.

A motion to approve the Kingdom Auto Brokers Notice of Decision was made by Kevin McKeon, seconded by Craig Weston and the vote carried 4-0-1 with Brandon Carpenter abstaining.

A motion to approve the Easy Auto LLC Notice of Decision was made by Dave Keenan, seconded by Dave Cobb and the vote carried 4-0-1 with Brandon Carpenter abstaining.

A motion to approve the LaPlant Notice of Decision was made by Kevin McKeon, seconded by Craig Weston and the vote carried 4-0-1 with Brandon Carpenter abstaining.

A motion to approve the Hall Notice of Decision was made by Dave Keenan, seconded by Craig Weston and the vote carried 4-0-1 with Brandon Carpenter abstaining.

At this time Annie presented a site plan waiver for 45 Broad Street, noting no change to the outside with office and storage space inside. The board asked that Annie verify where and how chemicals will be stored. The board also requested hours and days of operation.

Annie, noted applicant would like to use the existing sign as well as the marquee sign. The board noted they must adhere to the sign regulations in Article XVI of the Zoning Bylaw and if they choose to use the marquee sign they will need a conditional use.

At this time a motion to approve the site plan waiver as presented with conditions as noted was made by Craig Weston, seconded by Kevin McKeon and the vote carried 5-0.

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

The meeting adjourned at 8:33PM