

## Lyndon Development & Review Board

**Aug. 20, 2015 Minutes**

<b>Members</b>	<b>Public Official</b>	<b>Press</b>	<b>Public</b>
Jon Prue in@ 7:07 Sherb Lang Craig Weston David Cobb Brandon Carpenter Dave Keenan	Laurie Willey Kaela Gray		Benjie Tessier John Tessier Holly McKeon Bob Howland Kevin McKeon Daniel Bailey

At this time a motion was made by Craig Weston, seconded by Sherb Lang to appoint David Keenan as acting Chairman and the vote carried 5-0.

Mr. Keenan called the meeting to order at 7:05 PM and advised there were 2 warned items on the agenda.

Mr. Keenan 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. Keenan 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. Keenan 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. Keenan swore in the applicants and interested parties.

Mr. Keenan explained to the applicants this was a 7 member board with only 5 members present. Applicants would need to have 4 affirmative votes to have their application approved. If applicants choose they may ask to have their application postponed.

2015-074: Holly & Kevin McKeon are proposing construct a 28 X 40 foot garage on their property located at 759 Highland Circle. The garage does not meet the minimum side setback 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.

Kevin McKeon was present to explain to the board his plans to build a 28 X 40' garage did not meet all setbacks. The setback in the top corner would be 15' and the bottom would be 6' from the property line. Mr. McKeon explained he has tried to purchase an additional acre from his neighbor but will only happen in the future.

Mr. Daniel Bailey adjoining neighbor and owner of the additional acre Mr. McKeon would like to purchase was present noting he would like to go on record stating he has no issues with the garage not meeting the setbacks.

At this time Jon Prue, Vice-Chairman of the DRB entered the meeting and took over duties of running the meeting.

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

2015-075: Benjie Tessier is proposing to relocate her accounting office to her home located at 176 Meadow View Road. The application requires Conditional Use approval under Section 3.1.2.20 as "other" in this Rural Residential District, and site plan approval under section 9.1.

Benjie Tessier was present and explained she will be semi-retiring and would like to move her practice to her home. Ms. Tessier noted her number of clients will be reduced, not expecting more than 5 per day during tax season. Ms. Tessier explained she has parking for at least 5 cars but would expect only 1-2 per session.

Craig Weston asked if she would be having a sign and Ms. Tessier answered she will be moving the existing business sign to her home.

Craig Weston asked hours of operation and Ms. Tessier answered by appointment only between the hours of 9:00 AM – 5:00 PM.

At this time the board moved on to "Old Business".

2015-039: Robert & Mary Howland. Mr. Howland was present to ask the board if they had any further questions.

Brandon Carpenter noted the board now has a detailed map to back up the difference between the Special Flood Hazard Area and the Floodway and they did not have any further questions.

At this time a motion to go into deliberative session at 7:22 PM with Kaela Gray present was made by Craig Weston, seconded by Brandon Carpenter and the vote carried 6-0.

A motion to come out of deliberative session at 7:49 PM was made by Brandon Carpenter, seconded by Craig Weston and the vote carried 6-0.

A motion to approve the Holly & Kevin McKeon application as presented was made by Dave Keenan, seconded by Sherb Lang and the vote carried 6-0.

A motion to approve the Benjie Tessier application as presented was made by Dave Keenan, seconded by Brandon Carpenter and the vote carried 6-0.

A motion to approve the Bob Howland application as presented with the following conditions was made by Brandon Carpenter, seconded by Dave Cobb and the vote carried 6-0.

1. Silt fence will be installed 50' from edge of wetland
2. All work will be done in compliance with Dept. of Health regulations regarding demolition.

At this time the board moved on to other business.

A motion to approve the August 6, 2015 minutes was made by Brandon Carpenter, seconded by and Craig Weston and the vote carried 4-0.

A motion to approve the Notice of Decision for the Upright Steeple Society was made by Dave Keenan, seconded by Brandon Carpenter and the vote carried 4-0.

A motion to approve the Harold & Nancy Notice of Decision was made by Dave Keenan, seconded by Craig Weston and the vote carried 4-0.

A motion to adjourn was made by Dave Keenan, seconded by Craig Weston and the vote carried 4-0.

The meeting adjourned at 7:57 PM.