

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD
September 3, 2020 Minutes
Approved 9/17/20

Members	Public Officials	Press	Public
Jon Prue Curtis Carpenter Kevin Cole Pauline Harris	Annie McLean		Elizabeth Messier Lawrence Messier Nancy Blankenship David Lussier

Jon Prue called the meeting to order at 6:00 p.m.

Annie McLean noted that there were two subdivision sketch plans to review under “other business”.

Kevin Cole made a **motion to approve the meeting minutes of July 16, 2020**. Pauline Harris **seconded the motion**. The Board **voted 4-0**.

Mr. Prue gave a brief explanation of the development review process, explaining that the Board hears presentations by the applicant(s), asks questions of the applicant(s), and then opens the floor to public comment. Once the Board has received all relevant information the public hearing is closed and the Board has up to 45 days to deliberate prior to issuing a written decision on an application. Applicants and all interested persons are notified of the decision by the Zoning Administrator and all decisions by the Board are subject to a 30-day appeal period. Mr. Cole then provided an explanation of “interested persons” and their ability to appeal a decision issued by the Board. Mr. Cole swore in anyone wishing to provide testimony.

Mr. Prue **opened the public hearing on application 2020-048**: Elizabeth and Lawrence Messier and Derek and Nancy Blankenship are proposing to subdivide 0.12 acres from the 10.1-acre Blankenship parcel at 128 Highland Cir. and merge it with the 1.48-acre Messier parcel at 22 highland Cir. The application requires final plat approval for a minor subdivision in the Residential Neighborhood District under section 7.7 of the Town Zoning Bylaws and site plan approval under section 9.1. The Applicant presented the application. Mr. Prue asked about other structures near the proposed new property line. Nancy Blankenship stated that the Blankenships had no issue with the proposed boundary line adjustment. Kevin Cole made a **motion to close the public hearing on application 2020-048**. Curtis Carpenter **seconded the motion**. The Board **voted 4-0**.

Annie McLean presented an application for **Sketch Plan Review**: boundary line adjustment (subdivision) between three (3) lots in Lyndon Heights – David and Lise Lussier. Pauline Harris **made a motion to approve the sketch plan application with the standard conditions and additional conditions noting each lot must meet the minimum 50’ frontage on a cul-de-sac and the road (Lyndon Heights Dr.) and relocated cul-de-sac must be brought up to the Town Highway Standards..** Kevin Cole **seconded the motion**. The Board **voted 4-0**.

Annie McLean presented an application for **Sketch Plan Review**: 2-lot minor subdivision at 1453 Burrington Bridge Rd. – Brian and Nancy LaCoss. Pauline Harris **made a motion to approve the sketch**

plan application with the standard conditions and additional conditions noting the minimum setbacks must be met. Kevin Cole seconded the motion. The Board voted 4-0.

The meeting adjourned at 6:30 p.m.

Respectfully submitted by: AMclean