

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD
September 5, 2019 Minutes
Approved 11/7/19

Members	Public Officials	Press	Public
Jon Prue Curtis Carpenter Kevin Cole Kevin McKeon Craig Weston	Annie McLean Laurie Willey		Robert Howland Jacob Simpson Tina Simpson

Mr. Prue called the meeting to order at 6:00 PM and advised there were two warned items on the agenda.

Mr. Prue proceeded noting there were not any agenda changes or public comment for Non-Agenda items.

A motion to approve the Aug. 15, 2019 minutes was made by Kevin Cole, seconded by Curtis Carpenter and the vote carried 5-0.

Mr. Prue 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. Prue advised after all comments and questions were finished, the board would discuss the applications in deliberative session. Mr. Prue advised the applicants, the board had up to 45 days to complete their decision, at which time applicants would be notified by Zoning Administrator of their findings and decision. Mr. Prue advised if the application was approved, there would be a 30-day appeal period which starts when written decision is received from the board. If the applicant proceeded with their project before the 30-days were up, they would do so at their own risk.

At this time Mr. Prue swore in the applicants.

Mr. Prue explained to the applicants that the DRB was a seven-member board with only 5 members present. Applicants would need to have 5 affirmative votes for approval. Applicants are given the opportunity to postpone their application until the next meeting with the possibility of more members present. Both applicants noted they would proceed at this meeting.

2019-029: Kingdom Campground LLC is proposing to construct a 100- site campground for tent, camper, and/or RV camping on Lynburke Rd. The application requires conditional use approval any use substantially, materially, and outwardly similar to a motel [3.6.2.26] under section 4.4.3 of the Town Zoning Bylaws and Site Plan approval under section 9.1 (cont. from 8/15/19).

Jake and Tina Simpson were present and shared with the board their letter of intent from VTRANS was in Annie's office. Ms. McLean explained the letter of intent noted the access to the property is where the applicant proposed, and there were not any other significant changes from VTRANS.

Craig Weston asked about the lighting, and Mr. Simpson answered it would be downcast on the sign and bathhouse and was still uncertain on the walkways.

Hearing no other questions from the board a motion to close the public hearing was made by Kevin Cole, seconded by Curtis Carpenter and the vote carried 5-0.

2019-042: Robert and Mary Howland are proposing to subdivide 2 lots on Sleepy Hollow Ln. into 3 lots. 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.

Mr. Howland was present and shared his survey with the board and showed them the lines of the three proposed lots.

Craig Weston inquired as to the right-of-way, and Mr. Howland answered there is one. Discussion followed as to how the ROW should be addressed.

Hearing no further questions, a motion to close the public hearing was made by Kevin McLean, seconded by Kevin Cole and the vote carried 5-0.

At this time Ms. McLean reminded the board there was no meeting scheduled for Sept. 19, 2019, and the next meeting would be in November when Ms. McLean returns from family leave.

A motion to close the meeting was made by Kevin McKeon, seconded by Kevin Cole and the vote passed 5-0.

The meeting adjourned at 7:14 PM.