

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD
September 6, 2018 Minutes
Approved 9/20/18

Members	Public Officials	Press	Public
Jon Prue Curtis Carpenter Kevin McKeon Craig Weston	Annie McLean	Emma Quinn	Linda Toborg Luanne Cantor Jeff Olesky Bob Hubbard Nancy Hubbard Dan Daley

Mr. Prue called the meeting to order at 6:01 PM and advised there was one warned item on the agenda.

A motion to move applications 2018-062 and 2018-063 ahead of agenda item #4 was made by Craig Weston, seconded by Kevin McKeon and the vote carried 4-0.

A motion to approve the August 2, 2018 minutes was made by Craig Weston, seconded by Kevin McKeon and the vote carried 4-0.

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.

Mr. Prue continued with explaining the DRB was a seven member board with only 4 member's present, further explaining applicants would need 4 affirmative votes for approval. Applicants are given the opportunity to have their application postponed until the next meeting.

At this time Mr. Prue explained interested persons would need to be sworn in as well as the applicants, and a detailed explanation of an interested party was on the table at the back of the room.

At this time Mr. Prue swore in all applicants and interested persons

2018-062 & 2018-063: The Town of Lyndon is proposing to install two kiosks, one behind the Municipal Office Building at 119 Park Ave. and the other at the Municipal Park & Ride on the corner of Center St. and VT Route 122, to direct pedestrians and bikers to the RiverWalk and other PAL trails. The application requires conditional use approval for accessory structures in the River Corridors, of 500 square feet or less, that represent a minimal investment under section 11.6.D.9 of the Town Zoning Bylaws.

Dan Daley presented the application on behalf of the Town and discussion ensued.

A motion to continue the public hearing, at the applicant's request to September 20th was made by Curtis Carpenter, seconded by Kevin McKeon and the vote carried 4-0.

2018-060: Robert and Nancy Hubbard are proposing to subdivide a 10.77 acres parcel (Lot #3 of a 6-lot subdivision) on Crosier Lane into five (5) lots. The application requires final plat approval for a major subdivision in the Rural Residential District under section 7.9 of the Town Zoning Bylaws and site plan approval under section 9.1.

The applicants presented their proposed subdivision and discussion ensued.

A motion to close the public hearing was made by Kevin McKeon, seconded by Craig Weston and the vote carried 4-0.

2018-055: North Country Federal Credit Union (NCFCU) is proposing to redevelop two existing parcels located at 854 Center Street and 155 South Street with a new 3,440 SF NCFCU facility. The application requires conditional use approval for substantial improvement, elevation, relocation, or flood proofing of existing structures in the Special Flood Hazard Area (SFHA) under section 11.6.D of the Town Zoning Bylaws and site plan approval for a bank [3.3.1.12] under section 9.1 (*Continued from August 2nd*).

The applicant presented the proposed site plan, with revisions and discussion ensued.

A motion to close the public hearing was made by Craig Weston, seconded by Curtis Carpenter and the vote carried 4-0.

2018-061: The Town of Lyndon is proposing to install stormwater management and erosion control practices at the southern end of the parking lot located at 145 College Rd. (Fenton Chester Arena). The application requires conditional use approval for grading, excavation; or the creation of a pond in the River Corridor under section 11.6.D.4 of the Town Zoning Bylaws.

Ms. McLean presented the application on behalf of the Town and discussion ensued.

A motion to close the public hearing was made by Craig Weston, seconded by Curtis Carpenter and the vote carried 4-0.

A motion to approve the Site Plan Waiver Request by the Tomasellis for a home occupation at 112 Norrie Dr. was made by Kevin McKeon, seconded by Crag Weston and the vote carried 4-0.

A motion to approve the Site Plan Waiver Request by Joe Riendeau for a home occupation at 184 Town Farm Dr. was made by Craig Weston, seconded by Curtis Carpenter and the vote carried 4-0.

A motion to grant preliminary subdivision approval to Northern Vermont University for a 2-Lot Subdivision on McGoff Hill Rd. was made by Curtis Carpenter, seconded by Craig Weston and the vote carried 4-0.

The meeting adjourned at 7:15 PM.