

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD
September 7, 2017 Minutes
Approved 9/21/17

Members	Public Official	Press	Public
Jon Prue Brandon Carpenter Kevin Cole Dave Cobb Dave Keenan Kevin McKeon Craig Weston	Laurie Willey		Ronald Aubin CJ Aubin Becky Armstrong

Mr. Prue called the meeting to order at 7:03 PM and advised there was one warned item on the agenda.

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.

It was noted Zoning Administrator, Annie McLean was attending a training seminar therefore not present.

At this time Mr. Prue swore in the applicants.

A motion to approve the August 9, 2017 minutes was made by Craig Weston, seconded by Dave Keenan and the vote carried 5-0-2 with Kevin Cole and Jon Prue abstaining.

Mr. Prue noted there wasn't any public comment for non-agenda items. Moving on to the one warned item.

2017-058: C.J. & Becky Aubin are proposing to locate an electrical contracting business on the property located at 746 Hill Street. The Application requires conditional use approval for a warehouse in the Village Commercial District under section 3.3.2.3 of the Town Zoning Bylaws and site plan approval for a warehouse [3.3.2.3] and office [3.3.1.3] under section 9.1.

CJ Aubin was present and explained to the board they had purchased 746 Hill St. His intention is to clean it up inside and out and move his business currently from his home into this warehouse. Mr. Aubin noted at a later time the loading dock on the south side of the building would be rebuilt. Mr. Aubin further explained he planned to paint the roof and vinyl side the building in the near future.

Dave Keenan asked if he would be having deliveries from tractor-trailers and Mr. Aubin answered no.

Brandon Carpenter inquired about lighting, and Mr. Aubin answered there would be downcast security lighting over each door.

Craig Weston asked if their sign would be lit, and Mr. Aubin answered no.

Jon Prue asked what the hours of operation would be and Mr. Aubin answered 7:00 AM- 7:00 PM Monday-Friday with emergency hours as needed.

Hearing no further questions, a motion to close the public hearing at 7:44 PM was made by Brandon Carpenter, seconded by Dave Keenan and the vote carried 7-0.

At this time the board moved on to other business.

A Sketch Plan Review from William & Roberta Walker, for a 2-lot subdivision was brought to the board.

A motion to approve the William & Roberta Walker Sketch Plan Review was made by Brandon Carpenter, seconded by Craig Weston with the conditions as presented by ZA and the vote carried 7-0.

A Sketch Plan Review from Karl & Lisa Johnson, 2-lot subdivision was next.

A motion to approve the Karl & Lisa Johnson, 2-lot Sketch Plan Review was made by Brandon Carpenter, seconded by Craig Weston with the three listed conditions and a 50' ROW needs to be pinned. The vote carried 7-0.

A Sketch Plan Review from Matthew & Walter Jr. Bandy, 2-lot subdivision was presented.

A motion to approve the Matthew & Walter Bandy Jr., 2-lot subdivision was made by Dave Keenan, seconded by Dave Cobb including all three conditions including a complete condition #2 as presented by ZA and the vote carried 7-0.

A Sketch Plan Review from William Gould, for a 2 lot subdivision was presented.

A motion to approve the Sketch Plan Review from William Gould for a 2 lot subdivision was made by Dave Keenan, seconded by Brandon Carpenter to include conditions presented by ZA and to have all structures noted on survey plat and the vote carried 7-0.

At this time the board moved on to review a draft letter to Selectboard re: Tax Map Data.

Craig Weston made a motion that the DRB support The Planning Commission letter, seconded by Brandon Carpenter and the vote carried 6-0-1 with Dave Cobb abstaining as he was out of the room.

At this time the board moved into deliberative session.

Hearing no further questions or comments a motion to adjourn was made by Craig Weston, seconded by Brandon Carpenter and the vote carried 7-0.

The meeting adjourned at 8:25 PM.