

**TOWN OF LYNDON**  
**DEVELOPMENT REVIEW BOARD**  
**September 17, 2020 Minutes**  
*Approved 11/5/20*

**Members**

Jon Prue  
Pauline Harris  
Kevin McKeon  
Craig Weston

**Public Officials**

Annie McLean

**Press**

**Public**

Mark Bean  
Brooke Dingleline  
Kevin Holcomb  
Kelly Coons  
Jason Coons  
Norma Twombly  
Faye Health

Jon Prue called the meeting to order at 6:08 p.m.

Pauline Harris made a **motion to approve the meeting minutes of September 3, 2020**. Kevin McKeon **seconded the motion**. The Board voted **4-0**.

Pauline Harris made a **motion to move agenda item #6 after agenda item #3**. Kevin McKeon **seconded the motion**. The Board voted **4-0**.

Mr. Prue gave a brief explanation of the development review process and then swore in anyone wishing to provide testimony.

Mr. Prue opened the public hearing on application **2020-056**: Kelly Heath Coons is proposing to subdivide an existing 109-acre lot containing a single-family dwelling, shed, and barn into a 2-acre lot containing the existing structures and 107 acres of remaining land. The application requires final plat approval for a minor subdivision in the Rural Residential District under section 7.7 of the Town Zoning Bylaws and site plan approval under section 9.1. The Applicant presented the application. Jason Coons noted that the State Wastewater System and Potable Water Supply Permit was in the works. Pauline Harris made a motion to close the public hearing on application 2020-053. Craig Weston seconded the motion. The Board voted 4-0.

Mr. Prue opened the public hearing on application **2020-053**: Thomas and Linda McCaffrey are proposing to place a mobile home at 42 Crystal Ln., in the Northeast Kingdom Mobile Home Park. The application requires conditional use approval for the repair, relocation, replacement, or enlargement of a nonconforming structure within a flood hazard area [11.6.G] under section 11.7.A and 11.7.C of the Town Zoning Bylaws. The Applicant presented the application. Board members asked questions. Brooke Dingleline (the applicant's attorney) provided comments and asked Mr. bean a series of questions. Pauline Harris made a **motion to close the public hearing on application 2020-053**. Kevin McKeon **seconded the motion**. The Board voted **4-0**.

Mr. Prue **opened the public hearing on application 2020-055**: Kevin Holcomb is proposing to convert the existing structure located at 490 Gilman Rd. into a single-family dwelling and a self-storage/ moving equipment rental business. The application requires site plan and conditional use approval for commercial uses [3.6.2.26] in the Industrial/Commercial District under section 3.10.2 of the Town Zoning Bylaws. The Applicant presented the application. The applicant clarified that apartment already existed. Board

members asked questions. Kevin McKeon made a **motion continue application 2020-053 to October 1, 2020**. Pauline Harris **seconded the motion**. The Board **voted 4-0**.

The meeting adjourned at 7:09 p.m.

*Respectfully submitted by: AMclean*