

**Lyndon Development & Review Board  
Sept. 18, 2014 Minutes**

<b>Members</b>	<b>Public Official</b>	<b>Press</b>	<b>Public</b>
Sherb Lang Jon Prue Craig Weston Jen Gould Pauline Harris Eric Paris	Laurie Willey Justin Smith	News 7 Julia Rose Victoria Nicoletta	Ben Warstler

Vice-Chair Jon Prue called the meeting to order at 7:04 PM and advised there was 1 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 and make the final decision in deliberative session. The applicant could choose to stay and wait outside the Conference Room to hear the decision or wait to contact the Zoning Administrator the next morning. Mr. Prue advised if the application was approved, there would be a 30-day appeal period, and if the applicant proceeded with their project before the 30-days were up, they would do so at their own risk. Mr. Prue noted anyone present seeking interested party status would need to be sworn in as well as the applicant.

At this time Mr. Prue swore in the applicant.

2014-87: Ben Warstler is proposing to operate his fitness facility in a portion of the buildings located at 307 Lynburke Road which is currently owned by Northern Gas Transport, Inc. The proposed use requires conditional use approval under section 3.5.2.26 as an “other use”, as well as site plan approval under Section 9.1 of the zoning by-laws.

Mr. Warstler was present to explain to the board this site was a better fit for his business. The site was located on the first floor, had plenty of parking, accommodates the number of clients he has, and will require minimal renovations.

Sherb Lang asked if there would be a second access door and Mr. Warstler answered it was being addressed.

Sherb Lang asked about a sign and hours of operation. Mr. Warstler noted the sign would fit within the existing post, and hours of operations would be Monday-Friday 6:00 AM- & 7:30 PM and Saturday until noon.

Mr. Warstler also included the use of the outdoor space may occur during warm weather and daylight.

Hearing no further questions from the board a motion to go into deliberative session at 7:17 PM was made by Jen Gould, seconded by Pauline Harris and the vote carried 6-0.

A motion to come out of deliberative session was made by Jen Gould, seconded by Pauline Harris with the following decision being made and the vote carried 6-0.

A motion to approve the Ben Warstler application as presented was made by Jen Gould, seconded by Eric Paris and the vote carried 6-0.

A motion to approve the Sept. 4, 2014 minutes was made by Jen Gould, seconded by Craig Weston and the vote carried 4-0-2 with Eric Paris and Pauline Harris abstaining.

A motion to approve the Kathleen Nichols Notice of Decision was made by Jen Gould, seconded by Craig Weston and the vote carried 4-0-2 with Eric Paris and Pauline Harris abstaining.

A motion to approve the Roger Heywood Notice of Decision was made by Jen Gould, seconded by Craig Weston and the vote carried 4-0-2 with Eric Paris and Pauline Harris abstaining.

A motion to approve the Learn, Inc. Notice of decision was made by Jen Gould, seconded by Craig Weston and the vote carried 4-0-2 with Eric Paris and Pauline Harris abstaining.

A motion to approve the Brian Bona (Whites Market) site plan waiver was made by Sherb Lang, seconded by Pauline Harris and the vote carried 6-0.

A motion to adjourn was made by Jen Gould, seconded by Eric Paris and the vote carried 6-0.

The meeting adjourned at 7:26 PM.