

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD
September 20, 2018 Minutes
Approved 10/4/18

Members	Public Officials	Press	Public
Brandon Carpenter Curtis Carpenter Kevin Cole Dave Keenan Kevin McKeon	Annie McLean Laurie Willey		Donna Blanchard Lee Blanchard Susie Greaves

Vice Chairman Brandon Carpenter called the meeting to order at 6:00 PM and advised there were three warned items on the agenda.

Zoning Administrator, Annie McLean noted there were not any interested persons present, therefore Ms. McLean suggested the board change the order of applications to accommodate applicants.

Mr. Carpenter requested a motion to reverse the order of the agenda from 4-5-6- to 6-5-4. A motion was made by Dave Keenan, seconded by Kevin McKeon and the vote carried 5-0.

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

A motion to approve the Sept. 6, 2018 minutes was made by Kevin McKeon, seconded by Curtis Carpenter and the vote carried 5-0.

Mr. Carpenter 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. Carpenter advised after all comments and questions were finished, the board would discuss the applications in deliberative session. Mr. Carpenter 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. Carpenter 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. Carpenter sworn in the applicants.

2018-068: Donna Blanchard is proposing to construct a 9'6" x 10' 2" roof over the rear entryway of a single-family dwelling located at 430 Back Center Rd. The application requires conditional use approval for improvements to existing primary structures in the River Corridor that does not expand the footprint of the existing structure more than 500 square feet under section 11.6.D.8 of the Town Zoning Bylaws.

Mr. and Mrs. Blanchard were both present to explain their application. Mr. Blanchard noted they simply would like to put a roof over the back door of their home.

ZA, Ms. McLean shared comments with the board referencing the Town Zoning Bylaws, noting the proposed roof extension meets the relevant section 11.7.C.

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

At this time the board moved on to the next application.

2018-066: Susie Greaves is proposing to add a canine daycare and boarding facility to a single-family dwelling located at 119 Pudding Hill Rd. The application requires conditional use approval for other uses in the Commercial District under section 3.6.2.26 of the Town Zoning Bylaws, conditional use approval for failure to satisfy minimum lot size requirements in the Commercial District under section 4.4.3, and site plan approval under section 9.1.

Ms. Greaves explained there would not be any additions to her property, that she would be converting a walk out basement into a space to house 10-15 dogs as a daycare. Ms. Greaves noted her back yard was completely fenced in and was sufficient for the number of dogs she has proposed.

Dave Keenan, asked how the waste would be disposed of and Ms. Greaves answered she would properly take care of it.

Mr. Carpenter asked the hours of operation, and Ms. Greaves answered she would be open 7 days a week, from 7:00 AM until 6-7:00 PM.

Discussion followed about the possibility of noise as a result of barking dogs, and Ms. Greaves noted the dogs would not be left outside unattended and would not be out after 8:00 PM.

ZA, Ms. Mclean asked that the board read her comments and concerns she provided on their agenda.

A motion to close the public hearing on application 2018-066 was made by Kevin McKeon, seconded by Curtis Carpenter and the vote carried 5-0.

At this time the board moved on to the last warned item on the agenda.

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 (*cont. from 9/6/18*).

ZA, Ms. McLean gave an overview of the project and explained the recommendations she made. The board then went on a site visit to the proposed location of the kiosk to be placed behind the Municipal Building.

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

Vice Chairman, Mr. Carpenter noted there was not any other business to address.

A motion to adjourn was made by Dave Keenan, seconded by Kevin McKeon and the vote carried 5-0.

The meeting adjourned at 6:31 PM.