

**TOWN OF LYNDON**  
**DEVELOPMENT REVIEW BOARD**  
**October 4, 2018 Minutes**  
*Approved 12/6/18*

<b>Members</b>	<b>Public Officials</b>	<b>Press</b>	<b>Public</b>
Brandon Carpenter	Annie McLean	Amy Nixon	James Crone
Curtis Carpenter	Laurie Willey	Emma Quinn	Bob Morse
Kevin McKeon			Sharon Morse
Craig Weston			Heidi Haberman
			Jason Haberman
			Emma Quinn
			Mike Stevens
			Ronald Howland
			Steve Elliott
			Dale Frattaroli
			David Gwatkin
			Mary Donnell

Vice Chairman Brandon Carpenter called the meeting to order at 6:03 PM and advised there were two warned items on the agenda.

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

A motion to approve the Sept. 20, 2018 minutes was made by Kevin McKeon, seconded by Curtis Carpenter and the vote carried 4-0.

At this time Mr. Carpenter explained the DRB was a seven member board with only four members present. Mr. Carpenter explained when this happens applicants would need four affirmative votes. The board offers applicants the opportunity to postpone until the next warned meeting with the possibility of more members present. The applicants noted they would proceed.

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.

Mr. Carpenter swore in the applicants and interested persons present.

**2018-070:** Vermont State Colleges is proposing to subdivide a 9.66 acre parcel located at 890 McGoff Hill Road into a 7.09 acre lot and a 2.57 acre lot containing an existing single-family dwelling. 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.

Mike Stevens was present to represent Vermont State College's request to sub-divide. Mr. Stevens noted the existing single family home did not fit into their future plans.

David Gwatkins an abutter to the property wanted to clarify which parcel would have the house on it. Mr. Watkins also voiced concerns about the potential of future water and wastewater systems.

Hearing no further questions a motion to close the public hearing was made by Curtis Carpenter, seconded by Craig Weston and the vote carried 4-0.

At this time Mr. Carpenter moved on to the next warned item on the agenda.

**2018-071:** Midway Charter Ventures, LLC is proposing convert a single-family dwelling [Burklyn Hall] located at 2864 Darling Hill Road into an inn. The application requires conditional use approval for other uses substantially, materially, and outwardly similar to a bed and breakfast under section 3.1.2.20 of the Town Zoning Bylaws and site plan approval under section 9.1.

Zoning Administrator, Annie McLean explained the Burklyn Mansion building is predominately located in the Town of Burke, however a garage, patio, greenhouse, gardens, and much of the proposed parking area are located in Lyndon. Ms. McLean noted the DRB only has jurisdiction over these areas.

James Crone the new owner was present and explained the building was out of character as a single residence, and wants to restore the property to be an asset to the area. Mr. Crone noted he was not changing the footprint, just repairs and restoration.

Craig Weston asked Mr. Crone about the proposed parking, asking if they would be parking on the lawn. Mr. Crone explained the parking area and driveway already has gravel, just not properly maintained. Mr. Crone plans on cleaning up the drive way and putting new gravel or pavers if necessary. Mr. Crone noted there would be a proper area for parking. Mr. Crone noted there was not any need for further lighting.

Craig Weston asked if he intended to have a sign. Mr. Crone explained there was an historic structure on site and he might add or embellish this sign with a wall.

Mr. Crone was asked if he intended to open a public restaurant, and he answered no.

Discussion followed concerning the parking plan, and the board noted it would need to be identified on the site-plan.

ZA, Ms. McLean brought to Mr. Crone's attention that Paul Brouha from Sutton contacted her to note there are deed restrictions on the property with the original deed.

Hearing no further questions a motion to close the public hearing was made by Kevin McKeon, seconded by Curtis Carpenter and the vote carried 4-0.

At this time Mr. Carpenter moved on to other Business.

It is noted there will not be an October 18, 2018 meeting.

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

The meeting adjourned at 6:56 PM.