

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD
October 5, 2017 Minutes
Approved 10/19/17

Members	Public Official	Press	Public
Jon Prue Brandon Carpenter Dave Cobb Kevin Cole Dave Keenan Kevin McKeon Craig Weston	Annie McLean Laurie Willey		Dan Guest Samantha Davis

Mr. Prue called the meeting to order at 7:00 PM and advised there were two warned items 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.

Mr. Prue swore in the applicants and noted there were not any interested persons present.

At this time a motion to approve the Sept. 21, 2017 minutes was made by Kevin McKeon, seconded by Dave Keenan and the vote carried 4-0-3 with Craig Weston, David Cobb, and Jon Prue abstaining.

Mr. Prue noted there were not any non-agenda items to address.

2017-067: William Gould is proposing to subdivide a 22.47 acre parcel located at 100 Cold Hill Road into a 18.96 acre lot and a 3.50 acre lot. 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 (*cont. from 9/21/17*).

Zoning Administrator Annie McLean noted, Mr. William Gould-permit 2017-067 was not present and asked the board to postpone the permit until the Oct. 19, 2017 meeting.

A motion was made by Brandon Carpenter, seconded by Kevin McKeon to postpone application 2017-067 until the Oct. 19, 2017 meeting and the vote carried 7-0.

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

2017-071: Daniel Guest is proposing to convert a single-family dwelling into a two-family dwelling on the property located at 354 Charles Street. The application requires conditional use approval under section 4.4.3 of the Town

Zoning Bylaws for a two-family dwelling that does not meet the required minimum lot size for a two-family dwelling in the Residential Neighborhood District.

Mr. Dan Guest was present and explained he had purchased the property in March of 2017 to renovate and turn it into a rental property. Mr. Guest noted the house was set up as a duplex but appraised as a single family residence.

Mr. Guest noted he was asking the board to approve a conditional use for the lot size noting that most of the homes on the street were multi-family.

Craig Weston asked if the property as a two family unit met the parking by-laws and Mr. Guest answered yes.

ZA, Annie McLean noted the Planning Commission had proposed a change in zoning and it was approved at the Sept. 2017 meeting.

Annie explained this property was very similar to other multi-family homes on the street.

Hearing no further questions a motion to close the hearing at 7:13 PM was made by Craig Weston, seconded by Brandon Carpenter and the vote carried 7-0.

At this time the board moved on to other business.

Discussion followed as to changing the start time of the DRB for winter meetings.

A motion to change the start time to 6:00 PM beginning on Nov. 2, 2017 was made by Craig Weston, seconded by Brandon Carpenter and the vote carried 7-0.

Jon Prue brought up a parking incident of a tractor-trailer at Cumberland Farms offloading from Broad Street.

Mr. Prue asked the ZA to check the permit noting, all un-loading was to be in the parking lot. Ms. McLean noted she would send a letter to CF with a reference the conditions on their permit.

Ms. McLean also noted to the board, she had received complaints from the community on the loading issue of WB Mason trucks on Center Street.

Ms. McLean shared with board members an upcoming Planning and Zoning Seminar in Burlington on Oct. 25, 2017. Ms. McLean noted if any members of the board had an interest to attend, to contact Annie and she would reserve a spot for them.

A motion to close the meeting at 7:38 PM was made by Dave Keenan, seconded by Brandon Carpenter and the vote carried 7-0.

The meeting adjourned at 7:38 PM.