

Lyndon Development & Review Board

Oct. 15, 2015 Minutes

Members	Public Official	Press	Public
Craig Weston Jon Prue Peter Morrissette Brandon Carpenter Sherb Lang Dave Keenan in @7:05	Laurie Willey Kaela Gray		Wayne Comeau Kathleen Knights Daniel Guest Samantha Davis Robert Snedeker Lynn Snedeker

Mr. Morrissette called the meeting to order at 7:03 PM and advised there were 4 warned items on the agenda.

Mr. Morrissette 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. Morrissette 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. Morrissette 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.

2015-087: Kathleen Knight is proposing to open her naturopathic physician office in the building owned by Wayne Comeau located at 277 Main St. The property currently houses an antique shop and an apartment. The Application requires conditional use approval for a medical clinic within the Main Street District under Section 3.8.2.8 of the bylaws, and site plan approval under section 9.1.

Ms. Knight was present and explained to the board she would like to open a naturopathic clinic.

Craig Weston asked if parking requirements were met, and Mr. Comeau answered parking exceeds the requirements.

Peter Morrissette asked hours of operation and Ms. Knight answered Monday-Friday 8:00 AM-5:00 PM.

Craig Weston asked about a sign and Ms. Knight answered she would be using the existing sign post and will check with Kaela to meet zoning by-laws.

Peter Morrisette asked if there would be exterior lighting and Mr. Comeau answered there were two existing lights on the sign now that were on a timer.

Mr. Morrisette noted lights on signs are normally turned off an hour after a business closes.

Hearing no further questions the board moved on to the next warned item.

2015-088: Robert Snedeker is proposing construct a carport structure for storage, a deck, and a shed on his property located at 81 Eastern Avenue. The carport and shed do not meet the minimum rear setback and are seeking approval as a Conditional Use under section 4.4.3 of the by-laws and site plan approval under section 9.1 in this Residential Neighborhood District.

Mr. Snedeker was present and explained to the board they had recently purchased this home and would like to add a 10' X 20' tent type carport to an existing shed and a 4' X 12' shed on the back side of house to enclose an oil tank and give him a small amount of storage.

Mr. Snedeker also noted he would like to add a 12' X 12' deck on the east side of his home.

Brandon Carpenter asked when he would like to start and Mr. Snedeker answered he would like to get the carport and shed build within a month and the deck would most likely be built in the spring.

Hearing no further questions the board moved on to the last warned item.

2015-90: Daniel Guest is proposing to raise chickens for personal use at his home located at 331 Charles Street. The Application requires conditional use approval for agriculture within this Residential Neighborhood District under Section 3.2.2.10 of the bylaws, and site plan approval under section 9.1.

Mr. Guest was present and explained he has a house on Charles St. and was given four chickens a month ago. Mr. Guest noted his chickens are not free-ranged and he does not intend to have a rooster. Mr. Guest noted he might like to increase the number of chickens up to 10 in the spring. Mr. Guest keeps the chicken feed in a steel container and the chickens are completely fenced in.

At this time it was noted Hope was not present for their application.

2015-92: HOPE is proposing to relocate their retail store to the property located at 136 Church Street. The application is a permitted use in the Village Commercial district under section 3.3.1.1 and requires site plan approval under section 9.1

Hearing no further questions from the board a motion to go into deliberative session at 7:26 PM with Kaela Gray present was made by Jon Prue, seconded by Brandon Carpenter and the vote carried 6-0.

A motion to come out of deliberative session at 7:58 PM was made by Jon Prue, seconded by Brandon Carpenter with the following decisions being made and the vote carried 6-0.

A motion to approve the Kathleen Knight application as presented with the following conditions was made Jon Prue, seconded by Brandon Carpenter and the vote carried 6-0.

1. hours of operation: Monday through Friday 8:00 AM to 5:00 PM.
2. lights off 1 hour after close
3. security lights downcast

A motion to approve the Robert Snedeker application as presented was made by David Keenan, seconded by Jon Prue and the vote carried 6-0.

A motion to approve the Daniel Guest application as presented with the following conditions was made by Jon Prue, seconded by Brandon Carpenter and the vote carried 6-0.

1. up to 10 chickens
2. chickens not free-ranged
3. grain enclosed (steel container inside)
4. coop must be 10' from all property lines

A motion to approve the Oct. 1, 2015 minutes was made Jon Prue, seconded by Brandon Carpenter and the vote carried 4-0-2 with Sherb Lang and Dave Keenan abstaining.

A motion to approve the James Lang Notice of Decision was made by Jon Prue, seconded by Craig Weston and the vote carried 4-0-2 with Sherb Lang and Dave Keenan abstaining.

A motion to approve the Mark Simpson Notice of Decision was made by Jon Prue, seconded by Brandon Carpenter and the vote carried 4-0-2 with Sherb Lang and Dave Keenan abstaining.

At this time Kaela presented to the board a preliminary plot plan sub-division for a boundary line adjustment from Mr. Brosseau & Mr. Little.

Mr. Little will be selling 1.8 acres to Mr. Brosseau as a boundry line adjustment.

A motion to approve the Little/Brosseau preliminary plot sub-division-boundary line adjustment was made by Jon Prue, seconded by Brandon Carpenter and the vote carried 6-0.

A motion to adjourn was made by Jon Prue, seconded by Dave Keenan and the vote carried 6-0.

The meeting adjourned at 8:04 PM.