

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD

October 19, 2017 Minutes

Approved 12/7/17

Members	Public Official	Press	Public
Jon Prue Brandon Carpenter Dave Keenan Kevin McKeon Craig Weston	Annie McLean Laurie Willey		Jim Audette Lucille McKee Sherlyn Morrissette Peter Morrissette Lottie Nelson

Mr. Prue called the meeting to order at 7:00 PM and advised there were three 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 explained the DRB board was a 7 member board with only 5 members present. Mr. Prue noted applicants would have the opportunity to postpone their application until a future meeting with more members in attendance. It is noted, applicants present asked to proceed with the 5 member board.

At this time a motion to approve the Oct. 5, 2017 minutes was made by Brandon Carpenter, seconded by Craig Weston and the vote carried 5-0.

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

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

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

Zoning Administrator Annie McLean noted, permit # 2017-067: Mr. William Gould was not present and asked the board to postpone the permit until the Nov. 2, 2017 meeting.

A motion was made by Brandon Carpenter, seconded by Dave Keenan to postpone application 2017-067 until the Nov. 2, 2017 meeting and the vote carried 5-0.

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

2017-075: Peter and Sherlyn Morrissette are proposing to convert office space with two (2) existing apartments into a multi-family dwelling with four (4) units on the property located at 35 Elm Street. The Application requires conditional use approval for a multi-family dwelling in the Village Commercial District under section 3.3.2.1 of the Town Zoning Bylaws and site plan approval under section 9.1.

Mr. Morrissette was present and explained his former office on Elm Street was once a 4 unit apartment house. Mr. Morrissette noted he would like to return the office space back into 2 apartments creating a total of 4 apartments.

Ms. McLean noted parking was the only issue and Mr. Morrissette answered tenants would have to use municipal parking areas as needed.

Hearing no further questions from the board a motion to close the public hearing was made by Brandon Carpenter, seconded by Dave Keenan and the vote carried 5-0.

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

2017-076: Lucille McKee is proposing to replace a single-family dwelling with a larger single-family dwelling on the property located at 110 Davis Lane. The application requires conditional use approval under section 4.4.3 of the Town Zoning Bylaws for a structure that does not meet the required minimum front setback in the Rural Residential District.

Jim Audette was present from Bean's Mobile Homes and explained the new home would remain 23' from the road, but would not meet zoning setbacks.

Ms. Mclean, noted many existing homes in the neighborhood did not meet the current setbacks, and Town Zoning Bylaws allow the Board to approve as a conditional use development that fails to satisfy minimum setback requirements.

Hearing no further questions a motion to close the public hearing was made by Brandon Carpenter, seconded by Craig Weston and the vote carried 5-0.

Ms. McLean noted there was not any old business to address, but reminded the board the Nov. 2, 2017 meeting would start at 6:00 PM.

A motion to close the meeting at 7:27 PM was made by Brandon Carpenter, seconded by Dave Keenan and the vote carried 5-0.

The meeting adjourned at 7:27 PM.