

**TOWN OF LYNDON**  
**DEVELOPMENT REVIEW BOARD**  
**November 2, 2017 Minutes**  
*APPROVED 11/16/17*

<b>Members</b>	<b>Public Official</b>	<b>Press</b>	<b>Public</b>
Brandon Carpenter Dave Cobb Kevin Cole Kevin McKeon Craig Weston	Annie McLean Laurie Willey		Kyle Buoniconti Joni Nelson William Gould Dorothy Gould Marcus Brown Sid Nurenberg Chris Swanson

Brandon Carpenter, Vice Chairman will be conducting the meeting.

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

It was noted at this time there were no agenda changes or public comment on non-agenda items.

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 explained the DRB was a 7 member board with only 5 members present. Mr. Carpenter noted applicants would have the opportunity to postpone their application until a future meeting with more members in attendance. Applicants present asked to proceed with the 5 member board.

The Oct. 19, 2017 were not approved due to the lack of members present.

2017-067: William Gould is proposing to subdivide a 22.47 acre parcel located at 100 Cold Hill Road into an 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.

Mr. Gould was present and explained he hoped the current survey map was what the board wanted. Annie noted the current survey map has met the request of the board per the preliminary sketch plan approval.

Hearing no further questions or comments, a motion to close the 2017-067 hearing was made by Dave Cobb, seconded by Craig Weston and the vote carried 5-0.

2017-082: The Eliminator Pest Control Inc. is proposing to convert an existing structure on the property located at 293 Hill Street into office space and an operations base for a property maintenance company. The proposed development also involves the addition of a 30' X 40' garage that does not meet the required 25' side yard setback. The Application requires site plan approval under section 9.1 of the Town Zoning Bylaws and conditional use approval for other general commercial uses in the Commercial District under section 3.6.2.26 and for failure to satisfy the side yard setback requirement under section 4.4.3.

Marcus Brown and Joni Nelson were present and explained they bought the building that previously operated as The Packing House. They are in the process of remodeling the building for office and storage space for the business equipment. They intend to add a garage with overhead doors to park their trucks and do maintenance on them.

Ms. Nelson added they would like to add a pole barn on the corner of the property to store sand and salt.

Brandon Carpenter asked if they had secured Act 250 permitting and Mr. Brown answered they were working on it.

Craig Weston inquired as to how the chemicals would be stored and Mr. Brown noted they are kept locked up inside, noting they did not carry bulk amounts of chemicals.

Ms. Nelson explained there was adequate parking to meet the Zoning Bylaws.

Brandon Carpenter asked if they were able to meet the 10' green space buffer, and Mr. Brown noted it was in existence, as well as curbing.

Craig Weston asked if they had plans for signs, and Ms. Nelson answered yes.

Mr. Brown added the hours of operation would be 8-5 for the office, Monday-Friday and 24/7 for the business as weather dictated.

It was noted at this time that adjoining property owner Kyle Buoniconti was present and noted he welcomes and supports their business. Mr. Buoniconti also noted Mr. Stenson another adjoining property owner asked that he express he was in support of the business too.

Hearing no further questions or comments a motion to close the hearing was made by Kevin McKeon, seconded by Craig Weston and the vote carried 5-0.

At this time the board moved on to the final warned item.

2017-083: Nurenberg Holdings LLC, is proposing to subdivide a 2.1 acre parcel located at 45 Broad Street into a 1.0 acre lot and a 1.1-acre lot. The application requires final plat approval for a minor subdivision in the Commercial District under section 7.7 of the Town Zoning Bylaws and site plan approval under section 9.1.

Mr. Chris Swanson, was present noting the business he represents was eager to move forward upon approval of final plat minor sub-division. Mr. Swanson noted they hoped to get site work done, put on a base coat and complete a foundation, and to complete the building early spring as weather permitted.

Hearing no further questions or comments a motion to close the hearing was made by Dave Cobb, seconded by Craig Weston and the vote carried 5-0.

Zoning Administrator Annie McLean presented a sketch plan review from Hanus Realty, LLC for a 4-lot subdivision. Ms. McLean noted the applicant has submitted a sketch plan approval for the four lots meet the minimum requirements for development in the Rural Residential District., with the exception of the minimum frontage requirement on lots 3 and 4, however lots 3 and 4 will be accessed via a 50-foot right-of-way as allowed under section 8.1.2.

Ms. McLean recommended the board to classify as a minor subdivision and approve the sketch plan with conditions.

A motion to approve the Sketch Plan Review for the Hanus Realty, LLC with the conditions as presented was made by Dave Cobb, seconded Kevin Cole and the vote carried 5-0.

Mr. Carpenter noted there were no items under old business or news to address and asked for a motion to close the public hearing.

A motion to close the public hearing at 6:44 PM was made by Craig Weston, seconded by Kevin Cole and the vote carried 5-0.

The meeting adjourned at 6:44 PM.