

Lyndon Development & Review Board

Nov. 5, 2015 Minutes

Members	Public Official	Press	Public
Craig Weston Jon Prue Dave Cobb Brandon Carpenter Sherb Lang in@7:05	Laurie Willey Kaela Gray	Amy Nixon News 7	Sarah Lafferty Brian Bona Aline Brosseau Norman Brosseau Clif Little Mark Wheeler Jody Wheeler Sarah Kelley Doug Bandy Dan Allard

Mr. Prue called the meeting to order at 7:04 PM and advised there were 3 warned items on the agenda and an application from HOPE that has been postponed from a previous meeting.

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 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. Prue 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.

At this time Mr. Prue explained to applicants the DRB board consisted of 7 members. At this time there are only 5 members present and applicants would need 4 affirmative vote to have application approved. Mr. Prue noted due to the shortage of board members applicants could ask to have their applications postponed until another meeting with more members present.

It is noted: All applicants chose to proceed.

2015-99: Clifton and Bonnie Little are proposing to sub-divide 1.8 acres of their property located a 272 Great Falls Drive to be sold to an adjoining landowner as a boundary line adjustment. The Application requires final plat approval for a minor sub-division under section 7.6 of the zoning bylaws.

Mr. Little was present and explained they were just doing a boundary line adjustment.

Hearing no questions from the board or public Mr. Prue moved on to the next warned item.

2015-100: Douglas Bandy is proposing to open a motor vehicle & small engine repair facility at 260 Hill Street. The application requires conditional use approval as a motor vehicle repair facility in this Commercial zoning district under section 3.6.2.11 of the bylaws and site plan approval under section 9.1.

Mr. Bandy was present and explained to the board he will be servicing small engines, cars, trucks, and snowmobiles. He will also become a licensed inspection station. Mr. Bandy noted he will be giving away used oil to be burned in a waste oil furnace, and will store antifreeze and other fluids in drums inside of the building.

Mr. Bandy noted hours of operation will be Monday-Friday 7:30 AM- 6:00 PM and Saturdays by appointment.

Mr. Bandy explained there will be an unlit sign 3' X 4' placed on the existing sign posts currently used by Aces towing.

Craig Weston asked if he would have employees and Mr. Bandy answered no.

Kaela Gray explained he would need 6 spaces designated for parking and he meets and exceeds the minimum.

Craig Weston asked if there would be disabled cars on the property and Mr. Bandy noted just the vehicles he would be working on.

Brandon Carpenter asked if he would have outside coverage for his barrels of fluids and Mr. Bandy noted they would be stored inside along with tires.

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

2015-101: ABFB Corp. is proposing to open a day care center located at 69 Church Street. The application requires conditional use approval in the Village Commercial district under section 3.3.2.6 of the zoning bylaws and site plan approval under section 9.1.

Sara Lafferty was present and provided building and floor plans explaining the day care proposal would accommodate 48 children or less. Ms. Lafferty explained there would not be any changes to the exterior of the building other than fencing and creating play areas.

Sherb Lang asked about stairway exits from the second floor and Ms. Lafferty noted all areas have been approved by the Fire Marshall. Ms. Lafferty further explained the second floor would not be in use until the spring when they can have a sprinkler system installed.

Sherb Lang asked hours of operation and Ms. Lafferty answered Monday-Friday 7:00 AM-5:30 PM. There will be 5 staff members or less throughout the day. There are 8 parking spaces provided on the site.

Brandon Carpenter asked the time line as to when they intend to open and Ms. Lafferty noted the main floor would be in operation mid Jan. or Feb. and the second floor would not be complete until May or June.

Brian Bona asked about the sign regulations, and the board answered luminated signs are determined by hours of operation. Signs are normally turned off an hour after business closing.

At this time Mr. Prue noted the board would hear application 2015-92 postponed from a previous meeting.

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.

Mark Wheeler and Jody Wheeler were both present to explain the application. Mr. Wheeler noted that Jody had done her homework and had approval from the fire Marshall to use the main level only.

Mr. Wheeler presented to the board detailed plans of the site, noting they intended to add a front canopy, handicap access, a stair to the front door and an exit on the south side.

Mr. Wheeler noted there was ample parking on the street.

Ms. Wheeler added the hours of operation would remain the same Monday-Friday 10:00 AM-5:00 PM and Saturday 10:00 AM- 4:00 PM. Drop off of merchandise would continue to be during regular working hours.

Ms. Wheeler noted there would be an unlit sign out front and a sign over the canopy.

Dave Cobb asked the number of employees and Ms. Wheeler answered employees on site could reach 5 at a time.

Hearing no further questions from the board a motion to go into deliberative session at 7:37 PM with Kaela Gray present was made by Sherb Lang, seconded by Craig Weston and the vote carried 5-0.

A motion to come out of deliberative session at 8:19 PM was made by Dave Cobb, seconded by Brandon Carpenter with the following decisions being made and the vote carried 5-0.

A motion to approve 2015-92: HOPE's application was made by Sherb Lang, seconded by Brandon Carpenter and the vote carried 5-0.

A motion to approve 2015-100: Douglas Bandy application as presented with the following conditions was made by Brandon Carpenter, seconded by Craig Weston and the vote carried 5-0.

1. Tire & waste oil properly stored, disposed of at regular intervals and not visible to the public

2. All tenants must maintain a safe, clear fire & safety lane at all times.

A motion to approve 2015-99: Clifton and Bonnie Little application as presented was made by Brandon Carpenter, seconded by Sherb Lang and the vote carried 5-0.

A motion to approve 2015-101: ABFB Corp application as presented with the following conditions was made by Dave Cobb, seconded by Craig Weston and the vote carried 5-0.

1. On-site parking will be maintained for customer use.

A motion to approve the Oct 15, 2015 minutes was made Brandon Carpenter, seconded by Craig Weston and the vote carried 4-0-1 with Dave Cobb abstaining.

A motion to approve the Knight Notice of Decision was made by Brandon Carpenter, seconded by Craig Weston and the vote carried 4-0-1 with Dave Cobb abstaining.

A motion to approve the Snedeker Notice of Decision was made by Craig Weston, seconded by Brandon Carpenter and the vote carried 4-0-1 with Dave Cobb abstaining.

A motion to approve the Guest Notice of Decision was made by Craig Weston, seconded by Brandon Carpenter and the vote carried 4-0-1 with Dave Cobb abstaining.

A motion to adjourn was made by Craig Weston, seconded by Sherb Lang and the vote carried 5-0.

The meeting adjourned at 8:43 PM.