

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD
November 5, 2020 Minutes
DRAFT

Members

Jon Prue
Brandon Carpenter
Curtis Carpenter
Kevin Cole
Kevin McKeon
Crag Weston (6:11 p.m.)

Public Officials

Annie McLean

Press

Public

Nykea Williams
David Lussier
Joe Binette
Alice Sachse Kinney

Jon Prue called the meeting to order at 6:01 p.m.

Mr. Prue gave a brief explanation of the development review process and then swore in anyone wishing to provide testimony.

Kevin McKeon made a **motion to approve the meeting minutes of September 17, 2020, October 1, 2020, October 15, 2020, and October 16, 2020**. Kevin Cole **seconded the motion**. The Board **voted 4-0**.

Mr. Prue opened the public hearing on **2020-067**: Lanny Paris is proposing to place an 8' x 16' shed on the property located at 3699 East Burke Rd. The application requires conditional use approval for an accessory structure in the River Corridor, of 500 square feet or less, that represents a minimal investment under section 11.6.D.9. The Applicant was not present and Annie McLean presented the application on his behalf. Board members asked questions. Kevin Cole **made a motion to close the public hearing on application 2020-067**. Kevin C. seconded the motion. The Board **voted 5-0**.

Mr. Prue opened the public hearing on **2020-068**: Nykea Williams is proposing to add a canine daycare and grooming facility to the existing single-family dwelling located at 1216 Lily Pond Rd. The application requires conditional use approval for a use substantially, materially, and outwardly similar to those allowed in the Rural Residential District under section 3.1.2.20 of the Town Zoning Bylaws and site plan approval under section 9.1. The Applicant presented the application and Board members asked questions. Hour of operation will be between 7:30 a.m. and 5:30 p.m. seven days a week. Outdoor lighting will be limited to outdoor lighting under porch entrance. There will be no more than 10 dogs on site at any given time. Brandon Carpenter **made a motion to close the public hearing on application 2020-068**. Kevin Cole seconded the motion. The Board **voted 5-0**.

Mr. Prue opened the public hearing on **2020-069**: David and Lise Lussier are proposing to adjust the boundaries of 3 previously approved lots in the Lyndon Heights subdivision and relocate the approved cul-de-sac at the end of Lyndon Heights Dr. The application requires final plat approval for a major subdivision in the Rural Residential District under section 7.8 of the Town Zoning Bylaws and site plan approval under section 9.1. The Applicant presented the application and Board members had no questions. Kevin Cole **made a motion to close the public hearing on application 2020-069**. Kevin McKeon seconded the motion. The Board **voted 5-0**.

Mr. Prue opened the public hearing on **2020-070**: Alice Sachse Kinney is proposing to add a fire escape, deck, and stairs to the single-family dwelling located at 365 Pinehurst St. The application requires

conditional use approval for failure to meet the required 25' side setback under section 4.4.3. . The Applicant presented the application and Board members asked questions. Stairs will actually be Craig Weston **made a motion to close the public hearing on application 2020-070**. Kevin Cole seconded the motion. The Board **voted 5-0**.

Annie McLean presented an application for **Sketch Plan Review**: 2-lot subdivision at 5040 memorial Dr. – Louis J. Buzzi. Brandon Carpenter **made a motion to approve the sketch plan application with the standard conditions and right-of-way**. Kevin Cole **seconded the motion**. The Board **voted 5-0**.

The meeting adjourned at 6:49 p.m.

Respectfully submitted by: AMclean

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