

## Lyndon Development & Review Board

Nov. 6, 2014 Minutes

<b>Members</b>	<b>Public Official</b>	<b>Press</b>	<b>Public</b>
Pauline Harris Jon Prue Jen Gould	Laurie Willey Justin Smith Kaela Gray		Thomas Gilman Leon Gilman Kathleen Simpson
Craig Weston Dave Keenan			

Mr. Prue called the meeting to order at 7:04 PM and advised there were 2 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 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. Mr. Prue noted anyone present seeking interested party status would need to be sworn in as well as applicants.

At this time Mr. Prue explained the DRB board is a 7 member board with only 5 members present. Applicants would need to have 4 affirmative votes to be approved. Mr. Prue noted applicants could request their application be postponed until the next meeting.

2014-103: Thomas Gilman is proposing to sub-divide a 1.6 acre parcel of land with his house off from Leon & Rose Gilman's existing 5 acre parcel which is located at 16 Brookside Lane. The Application requires final plat approval for a minor sub-division under section 7.6 of the by-laws.

Tom Gilman was present and explained he built his home 35 years ago on his parent's property. At this time they would like to sub-divide the 1.6 acre parcel off from the existing 5 acres to complete his parcel.

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

2014-105: Lawrence and Kathleen Simpson are proposing to convert their retail store space located at 497 Main Street into an additional apartment. The application requires conditional use approval under sections 3.8.2.1 and/or 4.2.2, as well as site plan approval under section 9.1 of the by-laws.

Ms. Simpson noted when they built the retail store space they did it knowing at some time they would convert it into an apartment. The conversion will be into a one bedroom apartment. The building and space meet all setbacks and regulations.

Craig Weston asked if there would be adequate parking and Ms. Simpson responded that two spaces were required for the apartment while more had been needed for the retail space.

Hearing no further questions from the board a motion to go into deliberative session at 7:17 PM was made by Jen Gould, seconded by Dave Keenan and the vote carried 5-0.

A motion to come out of deliberative session was made by Dave Keenan, seconded by Jen Gould and the vote carried 5-0.

A motion to approve the Thomas Gilman application as presented with the following condition was made by Jen Gould, seconded by Dave Keenan, and the vote carried 5-0.

1. Mr. Gilman proceed with any ANR permits that are needed and will need to be met.

A motion to approve the Lawrence and Kathleen Simpson application as presented was made by Jen Gould, seconded by Dave Keenan and the vote carried 5-0.

At this time the board moved on to other business.

The notice of decision for MAG Enterprise, Inc. was approved and signed.

A motion to approve the Carol Mitchell preliminary site plan minor subdivision was made by Jen Gould, seconded by Pauline Harris and the vote carried 5-0.

A motion to approve the Maurice Bouffard preliminary site plan minor subdivision was made by Jen Gould, seconded by Pauline Harris and the vote carried 5-0.

A motion to approve the Oct. 16, 2014 minutes was made by Dave Keenan, seconded by Jen Gould and the vote carried 4-0-1 with Pauline Harris abstaining.

Information was brought to the board that Steve Murphy proposes to build on his Alpine Street lot. The lot falls under the 8.1.1 small lot exemption. It was noted that the Zoning Administrator has authority to approve this permit as allowed in the by-laws.

A motion to adjourn was made by Craig Weston, seconded by Dave Keenan the vote carried 5-0.

The meeting adjourned at 7:55 PM.