

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD

November 16, 2017 Minutes

Approved 2/15/18

Members	Public Official	Press	Public
Jon Prue Dave Cobb Kevin Cole Kevin McKeon Craig Weston	Annie McLean Laurie Willey		David Lussier Paul Schartner Eric Berry Keith Upham Shawna Wilkerson Gary Paris

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

Mr. Prue noted there were not any agenda changes or public comment for Non-Agenda items.

A motion to approve the Nov. 2, 2017 minutes was made by Craig Weston, seconded by Kevin McKeon and the vote carried 4-0-1 with Jon Prue abstaining.

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.

At this time Chairman Prue swore in the applicants, explained the interested party status, and noted if anyone had questions concerning interested party status there was a detailed explanation on the table at the back of the conference room.

Mr. Prue continued with explaining the DRB was a seven member board with only 5 members present. Further explaining applicants would need 4 affirmative votes of the five for approval. Applicants are given the opportunity to have their application postponed until the next meeting. It is noted all applicants chose to proceed.

2017-087: Paul Schartner III is proposing to convert the existing structure on the property located at 5559 Memorial Drive into a sign manufacturing shop. The Application requires site plan approval under section 9.1 of the Town Zoning Bylaws and conditional use approval for light industry in the Commercial District under section 3.6.2.15.

Mr. Schartner was present and explained his intentions to use the property as a sign manufacturing shop. Mr. Schartner noted he had a letter of intent from Nate Covey, (VTRANS) for road access. Mr. Schartner also noted he had presented the Zoning Administrator with a sign package.

Craig Weston asked if the property met the minimum 4' green space between route 5 and the building. Mr. Schartner answered he was working with District 7 VTRANS on the 4' minimum space.

Craig Weston inquired about a free standing sign, and Annie noted the sign would need to be 25' from property lines, and if Mr. Schartner meets sign requirements he does not need to have the DRB board approval.

Mr. Weston asked about the hours of operation and whether there would be a service counter. Mr. Schartner noted hours of operation would be Monday-Sunday 7:00 AM-8:00 PM. At this time Mr. Schartner explained he had 3 parking spaces, with the ability to create more if necessary.

Hearing no further questions from the board, Zoning Administrator noted property lines would need to be included on the application.

A motion to close the public hearing was made by Dave Cobb, seconded by Kevin McKeon and the vote carried 5-0.

The board moved on to the next warned item on the agenda.

2017-090: Gary Paris is proposing to construct a 10' x 16' shed on the property located at 814 Gilman Road. 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 rear setback in the Commercial District.

Mr. Paris was present and explained he would like to keep the storage shed behind his existing garage, noting the property behind the garage where he would like to keep shed was a steep hill straight up.

Zoning Administrator noted, Mr. Paris had room to place the shed on his property that would meet the current Zoning Bylaws. Mr. Paris answered he would like to keep as much of his existing property for lawn as possible. Mr. Paris also noted he was trying to prevent having to cut down trees.

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

2017-091: Eric Berry is proposing to subdivide a 44.8 acre parcel located on Red Village Road into three (3) lots. 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. Berry was present and noted that David Lussier was given permission to represent his application.

Mr. Lussier presented to the board members a color coded map explaining the historical chain of events making reference to the deeds on file in the Lyndon Town Clerk's office. Mr. Lussier noted in 1998 the property was deeded a 20' right-of-way, noting property was divided and given to family.

A motion to close the public hearing was made by Craig Weston, seconded by Dave Cobb and the vote carried 5-0.

At this time the board moved on to other business.

Zoning Administrator presented a Sketch Plan Review from Brian Devereaux for a minor 2- lot subdivision.

A motion to approve the preliminary Devereaux minor 2-lot subdivision with the conditions as presented by Ms. McLean was made by Dave Cobb, seconded by Kevin Cole and the vote carried 5-0.

Craig Weston asked board members if they had seen the vehicle now parked on Hoagies property, noting he had concerns.

Annie answered she would check into it, noting the vehicle might be on VTRANS property, therefore out of the Town's jurisdiction.

A motion to close the meeting was made by Dave Cobb, seconded by Kevin Cole and the vote carried 5-0.

The meeting adjourned at 6:52 PM.