

**Lyndon Development & Review Board**  
**Nov. 19, 2015 Minutes**

<b>Members</b>	<b>Public Official</b>	<b>Press</b>	<b>Public</b>
Jon Prue Craig Weston Jen Gould (out at 7:45) Peter Morrissette Dave Keenan	Laurie Willey Kaela Gray		Jim O'Reilly Mary O'Reilly Carrie Tomczyk

Mr. Morrissette called the meeting to order at 7:02 PM and advised there was 1 warned item on the Agenda.

Mr. Morrissette 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. Morrissette 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. Morrissette 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. Morrissette noted anyone present seeking interested party status would need to be sworn in as well as applicants.

At this time Mr. Morrissette explained the DRB was a 7 member board, with only 5 members present at this meeting. Mr. Morrissette explained applicants would need 4 affirmative votes of the 5 to have their application approved. Applicants will be given the opportunity to have their application postponed to another meeting when more members would be present.

2015-106: Carrie & Pete Tomczyk are proposing to relocate the retail bike shop located at 2059 Darling Hill Road to a different building on the property owned by DOR Associates. The use is classified as "Other Use" in this Rural Residential District under Section 3.1.2.20. The Application requires approval for an expansion of a Conditional Use under Section 4.2.2., and site plan approval under section 9.1.

Ms. Tomczyk was present and explained to the board their intent was to move across the road into the space that was once the petting barn for the Inn.

Ms. Tomczyk noted they will refurbish the barn into a space that will provide the shop approximately 3000 square feet. They will put a bike repair shop on the second floor and use the first floor as retail space.

Ms. Tomczyk noted the hours of operation will be 7 days a week Monday-Thursday 9-5, Friday & Saturday 8-6, and Sunday 9-6.

Mr. O'Reilly noted there will be shared parking with the Inn, and the space meets and exceeds the required 8 spaces.

Ms. Tomczyk noted they will utilize the 36 square feet allowed for signage, with a primary shingle style 5' X 7' free standing sign with downcast lighting, with additional signage on the side of building.

Hearing no further questions from the board, Jon Prue made a motion to go into deliberative session at 7:20 PM with Kaela Gray present, seconded by Jen Gould and the vote carried 5-0.

A motion to come out of deliberative session at 7:20 PM with the following decisions was made by Jen Gould, seconded by Jon Prue and the vote carried 5-0.

A motion to approve the Carrie & Pete Tomczyk application as presented with the following conditions was made by Jon Prue, seconded by Dave Keenan and the vote carried 5-0.

1. 36' signage-downcast--lighting turned off 1 hour after close.
2. Hours of operation as presented.

At this time the board moved on to other business, noting the approval of Notice of Decisions on the agenda would need to be postponed until the next meeting.

Kaela Gray presented a preliminary boundary line adjustment between McQuade/Parker. A motion to approve the preliminary boundary line adjustment was made by Jon Prue, seconded by Dave Keenan and the vote carried 4-0.

A motion to adjourn was made by Jon Prue, seconded by Craig Weston and the vote carried 4-0.

The meeting adjourned at 7:50 PM.