

Lyndon Development & Review Board

Dec. 4, 2014 Minutes

Members	Public Official	Press	Public
Sherb Lang Pauline Harris Dave Keenan Craig Weston Peter Morrisette	Laurie Willey Kaela Gray		Jeremy Rainey Claire Shatney Maurice Bouffard Reginald Shatney Justin Smith

Mr. Morrisette called the meeting to order at 7:02 PM and advised there were 2 warned items on the agenda.

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

Mr. Morrisette explained to applicants present the DRB board is a 7 member board, with only 5 members present tonight. Mr. Morrisette noted applicants would need to have 4 affirmative votes to have their applications approved. That being said applicants will be given the option to postpone their applications until a meeting with more DRB members present, and both applicants chose to move forward with the 5 members present.

At this time Chairman Peter Morrisette recused himself from the Jeremy Rainey application, while Craig Weston became acting Chairperson.

2014-109: Jeremy Rainey is proposing to sub-divide a 5.1 acre lot, a 42.37 acre lots, and a 36.53 acres lot from the existing 84 acre lot owned by David Rainey, located on Airport Road. The Application requires final plat approval for a minor sub-division under section 7.6 of the by-laws.

Jeremy Rainey was present and explained to the board, one lot of the sub-division was going to be used by a family member and another would possibly be sold in the future.

Sherb Lang asked if all three parcel had adequate road frontage and Mr. Rainey answered yes.

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

2014-112: Maurice Bouffard is proposing to sub-divide a .56 acre lot from the existing 1.12 acre lot owned by James Clark, located on Passumpsic Street. The Application requires final plat approval for a minor sub-division under section 7.6 of the by-laws.

Mr. Bouffard was present to explain he would like to split the existing lot into 2 lots, one for the existing house and the other would be sold as a building lot. Mr. Bouffard noted both lots will have adequate road frontage, and will have municipal water and wastewater.

Mr. & Mrs. Shatney abutting land owners were present and voiced their concerns.

Mrs. Shatney explained in detail a story of trees they thought for years was their property line.

Mr. Morrisette explained to Mr. & Mrs. Shatney the purpose of the DRB board was to hear the permit, and determine if the application meets the by-laws. The board was not able to determine boundary lines.

Hearing no further questions from the board a motion to go into deliberative session at 7:30 PM with Kaela Gray present was made by Dave Keenan, seconded by Sherb Lang and the vote carried 5-0.

A motion to come out of deliberative session at 7:42 was made by Dave Keenan, seconded by Craig Weston with the following decisions being made and the vote carried 5-0.

A motion to approve the Jeremy Rainey sub-division as presented was made by Pauline Harris, seconded by Sherb Lang and the vote carried 4-0-1 with Peter Morrisette abstaining.

A motion to approve the Maurice Bouffard sub-division as presented was made by Pauline Harris, seconded by Dave Keenan and the vote carried 5-0.

A motion to approve the Nov. 6, 2014 minutes was made by Dave Keenan, seconded by Pauline Harris and the vote carried 3-0-1 with Jon Prue voting via email.

A motion to approve the Kathleen & Lawrence Simpson Notice of Decision was made by Dave Keenan, seconded by Pauline Harris and the vote carried 3-0-1 with Jon Prue voting via email.

A motion to approve the Thomas Gilman notice of decision was made by Dave Keenan, seconded by Pauline Harris and the vote carried 3-0-1 with Jon Prue voting via email.

At this time the board moved on to other business.

A motion to approve the preliminary sub-division for Patty & David Cross was made by Dave Keenan, seconded by Craig Weston with the following condition that the Right-of-Way be pinned and describe metes and bounds. The vote carried 5-0.

A motion to approve the preliminary sub-division for Antonucci/Taylor was made by Pauline Harris, seconded by Craig Weston with the following condition that the adjustment can only go to the Taylors. The vote carried 5-0.

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

The meeting adjourned at 8:00 PM.