

**TOWN OF LYNDON**  
**DEVELOPMENT REVIEW BOARD**  
**December 6, 2018 Minutes**  
*Approved 12/20/18*

<b>Members</b>	<b>Public Officials</b>	<b>Press</b>	<b>Public</b>
Craig Weston Curtis Carpenter Dave Keenan Kevin McKeon	Annie McLean Laurie Willey		Sally Rinehart Mr. Rinehart

Craig Weston acting Chairman called the meeting to order at 6:03 PM and advised there was one warned item on the agenda.

Mr. Weston proceeded noting there were not any agenda changes or public comment for Non-Agenda items.

A motion to approve the Oct. 4, 2018 minutes was made by Kevin McKeon, seconded by Curtis Carpenter and the vote carried 4-0.

At this time Mr. Weston explained the DRB was a seven member board with only four members present. Mr. Carpenter explained when this happens applicants would need four affirmative votes. The board offers applicants the opportunity to postpone until the next warned meeting with the possibility of more members present. The applicants noted they would proceed.

Mr. Weston asked Ms. McLean Zoning Administrator to explain the process to the forum. Ms. McLean explained they would hear the presentation by the applicant, and questions would be asked by board members, as well as members of the public. Ms. McLean advised after all comments and questions were finished, the board would discuss the applications in deliberative session. Ms. McLean advised the applicant, 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. Ms. McLean 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.

Mr. Weston swore in the applicant.

**2018-086:** Sally Rinehart is proposing to subdivide an 85.9-acre parcel located at 253 Airport Rd. into a 5-acre lot and a 80.9-acre lot. 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.

Ms. Rinehart was present and explained to the board she would like to sell the 5-acre lot with the farm house on it and retain the 80.9-acre piece.

Ms. McLean added the two proposed lots met zoning regulations with the exception of two existing outbuildings along proposed eastern property line.

Ms. Rinehart noted that the two buildings in question were no longer on the property.

Hearing no questions or further comments from the board a motion to close the public hearing was made by Kevin McKeon, seconded by Curtis Carpenter and the vote carried 4-0.

At this time the board moved on to other business.

Lussier Sketch Plan Review: David Lussier is seeking sketch plan approval to reconfigure three (3) lots in the Lyndon Heights Neighborhood into two lots.

Ms. McLean showed the board where the proposed line adjustments would take place.

Discussion followed, with the board agreeing the subdivision would be minor with the conditions set forth by the board.

Hearing no further questions, a motion to approve the preliminary Lussier subdivision was made by Kevin McKeon, seconded by Curtis Carpenter and the vote carried 4-0.

The meeting adjourned at 6:20 PM.