

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD
December 15, 2016 Minutes
Approved 2/2/2017

Members	Public Official	Press	Public
Jon Prue Brandon Carpenter Dave Cobb Kevin McKeon Craig Weston Eric Paris	Annie Geratowski Laurie Willey	Amy Nixon	Mark Bean Brooke Dingledine David Lussier Rick Hanks Cathy Hanks

Mr. Prue called the meeting to order at 6:03 PM and advised there was 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 then corrected his earlier statement clarifying that the Board actually had 45 days from the close of the public hearing to make a decision on an application and that a decision may not necessarily be made tonight.

At this time Mr. Prue swore in the applicants and interested parties.

At this time a motion to approve the Nov. 17, 2016 minutes was made by Dave Cobb, seconded by Craig Weston and the vote carried 5-0-1 with Eric Paris abstaining.

2016-092: Northern Vermont Rentals LLC is requesting a two-year extension of the completion date for zoning permit (2015-014), which authorizes the placement of fill in a mobile home park located on Route 114 in order to raise the height of all mobile homes to 1' above the Base Flood Elevation, the reconfiguration of lot layout, and the addition of four new lots. The extension request requires approval under section 13.8 of the Town Zoning Bylaws. **Note:** This is a correction of the original warning for this application, which appeared in the November 2nd issue of the *Caledonian Record*.

Brooke Dingledine, Attorney for Mark Bean and Mr. Bean were both present and explained why Mr. Bean was asking for an extension on his 2015-014 permit that is due to expire May 2017.

Mr. Bean explained the original permit was secured in 2005 and approximately 60 percent of the park has been raised, noting 40 percent of the lots and roads still need to be done. Mr. Bean and Ms. Dingledine went on to explain why the park had not been completed. Mr. Bean noted the following factors, the crash of 2008, financing was not there, there wasn't a need for housing, and the difficulty of getting some residents to move providing Mr. Bean the opportunity to raise their lot.

Ms. Dingleline stated she felt Mr. Bean demonstrated the need to extend the permit, noting the forces beyond Mr. Beans control prevented him from completing on time.

Dave Cobb asked Mr. Bean how many spaces (lots) the park had, and Mr. Bean answered 43 with 26 raised with 17 in need to be done.

Craig Weston asked if the federal government ever approached Mr. Bean to purchase the lot because of the flooding. Mr. Bean answered, no.

Brandon Carpenter asked what the proposed time line of the extension would be and Mr. Bean answered it is an internal battle of moving homes.

Hearing no further questions from the board, Mr. Prue asked if there was anyone present that had questions.

Cathy Hanks asked what the continued filling effect might have on their property (Everybuddy's Casual Dining).

Ms. Dingleline answered no, based on previous engineer reports.

Hearing no further questions, Annie Geratowski noted she had a letter issued by the Vermont Department of Environmental Conservation (DEC) to be entered into the record. Ms. Dingleline and Mr. Bean objected, stating they had not seen the letter. The Board agreed not to consider the DEC letter in their decision.

At this time the board moved on to the next warned item.

2016-094: David and Lise Lussier are proposing to add a one-bedroom apartment to a building located at 540 Main Street, which currently contains three (3) dwelling units and one (1) real estate office. The application requires Conditional Use approval for the expansion of a multi-family dwelling in the Main Street Zoning District under section 3.8.2.1 of the Town Zoning Bylaws and site plan approval under section 9.1.

Mr. Lussier was present and presented to the board a detailed sketch of the proposed addition of a one bedroom apartment. Mr. Lussier noted he will not be changing the footprint of the building, all changes will be internal.

Brandon Carpenter asked if Brad Charron had been contacted and Mr. Lussier answered yes.

Craig Weston asked if there was sufficient parking and Annie Geratowski answered current parking exceeded what the by-laws required.

At this time Ms. Geratowski moved on to other business.

Ms. Geratowski presented a preliminary sketch plan review for the Dean G. Parker Revocable Trust 2-lot subdivision and the Ann Parker and Charles and Kathleen McQuade Boundary Line adjustment (subdivision).

A motion to approve both requests was made by Craig Weston, seconded by Kevin McKeon with the following condition and the request passed 6-0.

1. Application follows 7.1 of the bylaws.

A motion to go into deliberative session at 6:57 PM with Laurie Willey present was made by Craig Weston, seconded by Brandon Carpenter and the vote carried 6-0.

A motion to come out of deliberative session at 7:43 PM was made by Craig Weston, seconded by Brandon Carpenter and the vote carried 6-0.

A motion to adjourn was made by Brandon Carpenter, seconded by Eric Paris and the vote carried 6-0.

The meeting adjourned at 7:45 PM.