

TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD
December 19, 2019 Minutes
Approved 1/16/20

Members	Public Officials	Press	Public
Jon Prue Brandon Carpenter Curtis Carpenter Kevin Cole Kevin McKeon Craig Weston	Annie McLean Laurie Willey	Amy Nixon	Kathy Hebert Tyler Hebert Valerie Houde Lori Peever Kristin Michaud Noella Dufor Steve Schultz Larry Willey Jelena Gervais Keith Miller

Mr. Prue called the meeting to order at 6:00 PM and advised there was one warned item on the agenda.

Mr. Prue proceeded noting there were not any agenda changes.

Mr. Prue also noted there were not any Public Comments for Non-Agenda Items.

A motion to approve the December 5, 2019 minutes was made by Kevin Cole, seconded by Kevin McKeon and the vote carried 6-0.

Mr. Prue gave a brief explanation of the process to the forum by explaining they would hear the presentation by the appellant, 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 appellants, the board had up to 45 days to complete their decision, at which time appellants 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.

Mr. Prue noted if any members of the public were seeking interested party status, a full explanation of the process was on the table at the back of the room.

Mr. Prue swore in the appellants and members of the public.

At this time Mr. Prue read the determination from the Zoning Administrator, Annie McLean. Ms. McLean noted, this has been an on-going situation. Ms. McLean further shared with the board and members of the public, the availability to read all letters and comments from neighbors and concerned citizens are now in a drop box file. A copy of the response complaint report and response from Investigator, Daniel Mason of the Vermont Agency of Natural Resources dated 12/2/2019 can also be found in the drop box.

2019-070: Kristen Michaud and Lori Peever are appealing the November 27, 2019 decision of the Zoning re: the use of the property located at 487 Kingdom Rd. as a single-family dwelling, as authorized by 24 V.S.A. § 4465.

Lori Peever and Kristen Michaud were both present and shared with board members a text, letter, and pictures of their complaint.

Ms. Peever shared they had bought this piece of property as an investment, and feel Mr. Houde is running a business that adversely impacts their ability to rent this property.

Ms. Peever said Mr. Houde stores carcasses and the smell that comes off the carcasses is disgusting.

Kevin McKeon asked Ms. Peever how long they had owned the property and Ms. Peever answered since 2015.

Brandon Carpenter asked if the modifications Mr. Houde had made helped reduce the odor. Ms. Peever answered the smell was better, but in her opinion still bad.

Craig Weston asked if they had contacted the Health Officer. Ms. Peever answered yes, and the health officer noted there wasn't a law to prevent this.

At this time Ms. Michaud asked any members of the board to come out and smell for themselves.

Curtis Carpenter asked if the odor was smelled all year.

Kevin Cole asked, if the house was currently rented. Ms. Peever answered yes, but the renter was looking for another place to live.

At this time Chairman Prue asked Mr. Houde to explain to the board and public what he does.

Mr. Houde explained he has lived for 22 ½ years on this property. He teaches hunter safety, home butchering, and taxidermy.

Mr. Houde noted, he works very closely with the Vermont Game Wardens to process roadkill at no charge and then he gives it away to people who need food.

Mr. Houde explained in the course of a year, he might process up to 100 animals. During hunting season, he will charge hunters that bring their deer to him. Mr. Houde further explained he uses that money to purchase the necessary supplies to cut and wrap the meat to give away.

Mr. Houde shared with the board the saga of the waste products moving from one compost area to another. Mr. Houde explained in the fall an Environmental Officer showed up and no tickets were issued. He was given instructions to create a healthy active compost pile. Mr. Houde has followed those guidelines since then. Mr. Houde explained his compost piles are now working properly and have a significant reduction in smell, except for the days when he must turn the piles.

Mr. Prue asked again on an average year how many are donated, and Mr. Houde answered on an average he might charge for around 60 and donates the rest.

Curtis Carpenter asked if he felt the numbers were increasing, and Mr. Houde answered no, he only wants to utilize the animals and he was not making a living from this hobby.

Mr. Carpenter asked if there was an odor from the taxidermy? Mr. Houde answered, no.

Craig Weston asked if he was the only one in the area that offered this service. Mr. Houde answered no there are others, but he is the only one that is willing to get up any hours of the night when a call comes in to process the roadkill, and not have it wasted.

Hearing no further questions from the board, Mr. Prue opened the meeting to the public.

At this time Mr. Prue noted all questions and comments need to be addressed to the board.

Keith Miller spoke on the behalf of Mr. Houde, explaining he was a direct beneficiary of meat from Mr. House's generosity, and felt the benefits to the community far outweighed the odors.

Steven Schultz, a neighbor just south of Jeff's property went on record to say, since Jeff started composting correctly, there has been a great improvement of the odor.

Jelena Gervais, a neighbor who lives at 687 Kingdom Road noted she is always driving back in forth and never smells anything as bad as Mr. Peever states. Ms. Gervais further explained it was well known what Mr. Houde did on his property when they bought their property and it did not affect their decision.

Larry Willey shared, that state licensed slaughter facilities have private companies to come and pick up the waste products. Mr. Houde explained he thought they will only pick up domestic animals, not wild game.

Hearing no further statements from the public, Mr. Prue asked if there were any further comments.

Ms. Michaud asked, where is the line between a hobby and a commercial business.

Mr. Houde added the state had told him he could have up to 100 yards of composting before he would need a permit.

Hearing no further questions or comments a motion to close the public hearing was made by Kevin Cole, seconded by Kevin McKeon and the vote carried 6-0.

Mr. Prue moved on to other business and announcements.

Ms. McLean shared there were no applications for the Jan. 2, 2020 meeting, therefor not necessary to meet.

The meeting adjourned at 7:11 PM.