

**TOWN OF LYNDON**  
**DEVELOPMENT REVIEW BOARD**  
**December 20, 2018 Minutes**  
*Approved 2/21/19*

<b>Members</b>	<b>Public Officials</b>	<b>Press</b>	<b>Public</b>
Brandon Carpenter Kevin Cole Dave Keenan Kevin McKeon	Annie McLean Laurie Willey		Lottie Nelson Peter Morrissette

Vice-Chairman Brandon Carpenter called the meeting to order at 6:00 PM and advised there was one warned item on the agenda.

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

A motion to approve the December 6, 2018 minutes was made by Dave Keenan, seconded by Kevin McKeon and the vote carried 4-0.

Mr. Carpenter 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. Carpenter advised after all comments and questions were finished, the board would discuss the applications in deliberative session. Mr. Carpenter advised the applicants, 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. Mr. Carpenter 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. Carpenter explained to the applicant the DRB was a seven-member board with only four members present, and Mr. Morrissette's application would need four affirmative votes to pass. When this happens the DRB extends to the applicant the ability to postpone until a further meeting with more members present.

Mr. Morrissette noted he would proceed with the four members present.

At this time Mr. Carpenter swore in the applicant and interested person present.

2018-087: Peter and Sherlyn Morrissette are proposing to amend the existing site plan and conditional use approval (2017-075) for the property located at 35 Elm Street to add 3 on-site parking spaces for an approved 4-unit apartment building. The Application requires conditional use approval for a multi-family dwelling in the Village Commercial District under section 3.3.2.1 of the Town Zoning Bylaws and site plan approval under section 9.1.

Mr. Morrissette was present and explained to the board he would not be making any changes to the building. Mr. Morrissette continued by explaining the Village of Lyndonville has a rule against overnight parking on Elm Street during the winter, so tenants must be asked to park in Municipal lot. Mr.

Morrisette noted this fall (2018) he put in stay-mat allowing his tenants to park on the grass in the front of his building. Mr. Morrisette is asking the board to amend his permit and allow tenants to continue parking on the spaces he created.

Zoning Administrator, Ms. McLean noted the parking spaces are not up to scale and are not within the 10' buffer required.

Mr. Morrisette replied the 10' buffer is widely ignored within the Village and people park within that zone on other Village streets.

Kevin McKeon asked if they have considered using the property in back to create a parking lot.

Ms. Nelson, Property Manager explained they would prefer to keep that area of lawn for the tenants to use.

Ms. Nelson asked where the 10' buffer actually began. Ms. McLean answered from the property line.

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

At this time the board moved on to other business.

Ms. Mclean noted there were not any new applications to hear for the month of January therefore there was no need for meetings on January 3, 2019 and January 17, 2019.

A motion to close the hearing was made by Dave Keenan, seconded by Kevin Cole and the motion carried 4-0.

The meeting adjourned at 6:21PM.