

# Town of Lyndon Development Review Board Minutes

## Thursday December 16, 2021 at 6:00PM

DRB Members:

Chair Jon Prue  
Amy Rast  
Kevin McKeon  
Kevin Cole  
Craig Weston

Zoning Administrator: Erik Voegtlin

Public Officials:

Press: Paul Hayes

Public: Allen Young  
Mark Kwiecienski

Mr. Prue opened the public hearing which was brought to order at 6:00 pm

1. Agenda Changes: Mr. Prue asked for agenda changes, there were no changes or additions.
2. Approval of minutes from December 2, 2021: Mr. Prue asked for a motion to approve the minutes of December 2, 2021 meeting. A motion was made by Kevin Cole was seconded by Amy Rast, and was unanimously approved.
3. Public Comment for Non-Agenda items: None.

Mr. Prue provided an explanation of “interested persons’ and their ability to appeal a decision issued by the Board. Mr. Prue then swore in anyone wishing to provide testimony. Mr. Prue

gave a brief explanation of the development review process; each item will be opened and then there will be disclosures of conflict of interest. The Board will hear presentations by the applicant(s), ask questions of the applicant(s), and then open the floor to public comment or written comment. Once the Board has received all relevant information the public hearing is closed, and the Board has up to 45 days to deliberate prior to issuing a written decision on an application.

Applicants and all interested persons will be notified of the decision by the Zoning Administrator and all decisions by the Board are subject to a 30-day appeal period. Mr. Prue reminds applicants that when there are 5 DRB members in attendance, the applicant can choose to postpone their hearing to another date when there may be more DRB members present to hear the application.

- **2021-122** Amanda Phelps of 102 Depot Street is seeking approval for the installation of a 2x8 sign and a 3' round sign. The request requires approval of DRB in accordance with Section 16.13 of the Town Zoning Bylaws due to the need for a conditional use determination for the number of signs and the total area of the signs.

Mr. Prue opened the public hearing and read the application by Ms. Phelps. Due to no representation from the applicant the board moved onto the next warned item to allow time for the applicant to log in at a later time.

- **2021-126** Allen and Tami Young of 954 Old Coach Road are seeking approval for the subdivision of their property from 1 parcel to 2 parcels. This will be their final subdivision plan. The plan requires DRB approval in accordance with Section 7.3 of the Town Zoning Bylaws.

Mr. Prue opened the public hearing and read the application by the Youngs. Mr. Prue also noted that this was the final subdivision plan being presented to the board. Mr. Young then presented his plans to subdivide one lot/ x acres into 2 lots. Mr. Prue noted that setbacks and frontage looked to be in compliance. Ms. Rast added that this plan looked pretty straight forward. Mr. Prue asked if there were any further questions from the board. Board Member Craig Weston logged into the meeting and Mr. Prue gave him an overall explanation of the plan and what they had gone over thus far. Mr. Weston added that it looked good to him. Mr. Prue asked for any more questions from the board and there were none. He then asked if there were any questions or comments from the public and there were none. Mr. Prue asked for a motion to close the public hearing A motion was made by Kevin Cole and seconded by Amy Rast, and was unanimously approved.

Mr. Prue asked again if anyone was present to speak for Amanda Phelps. Hearing no response, Mr. Prue then moved onto other business.

4. Other Business: Mark Kwiecienski presented his preliminary sketch review for a subdivision for his property located at 1362 Vail drive. Mr. Kwiecienski presented his preliminary sketch review to split his 37 acres into 3 parcels. Mr. Prue asked about the only structure on the property which was an old barn. Mr. Prue asked the board if they had any questions. Mr. Weston asked about the road frontage on lot 3 and it was noted that it met setback and frontage requirements. Mr. Prue asked if there were any questions

or comments from the public and there were none. Mr. Prue noted that the board was satisfied with the information. Mr. Prue explained that this is preliminary, and that Mr. Kwiecienski would need to come back for the final subdivision sketch review after a decision was made.

Mr. Prue asked for Amanda Phelps or anyone that would represent Amanda Phelps' application. and seeing none asked for any further other business. Mr. Prue called for a motion to postpone application 2021-122 from Amanda Phelps to the January 6<sup>th</sup> meeting. A motion was made by Kevin Cole, was seconded by Amy Rast, was unanimously approved.

5. Adjourn: Mr. Prue called for a motion to adjourn, which was made by Kevin Cole, seconded by Amy Rast, and passed unanimously. The hearing adjourned at 6:23PM.