

Town of Lyndon Development Review Board Minutes

Thursday March 17, 2022 at 6:00PM

DRB Members: Vice-Chair Branden Carpenter
Craig Weston
Amy Rast
Jeremiah Aiken
Kevin Cole
Kevin McKeon

Zoning Administrator: Erik Voegtlin

Public Officials: None

Press: None

Public: Peggie Parker
Denise Brown

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

1. **Agenda Changes:** Mr. Carpenter asked for agenda changes, there were none.
2. **Approval of minutes from March 3, 2022 and February 17, 2022:** Mr. Carpenter called for a motion to approve the minutes of March 3, 2022 and February 17, 2022, Motion made by Kevin Cole and seconded by Kevin McKeon, passed unanimously.
3. **Public Comment for Non-Agenda items:** None.

Mr. Carpenter provided an explanation of “interested persons’ and their ability to appeal a decision issued by the Board. Mr. Carpenter then swore in anyone wishing to provide testimony. Mr. Carpenter 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 hears presentations by the applicant(s), asks questions of the applicant(s), and then opens 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 are notified of the decision by the Zoning Administrator and all decisions by the Board are subject to a 30-day appeal period. Mr. Carpenter reminds applicants that when there are 5 DRB members or less 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.

- **2022-014:** Peggy Parker is seeking a final subdivision review of her 7.1-acre property from 1 parcel to 2 parcels. This will be her final subdivision plan. Lot 1 will be 5.95 acres and lot 2 will be 1.15 acres. As the proposal includes a minor subdivision, the plan requires DRB approval in accordance with Section 7.7 of the Town Zoning Bylaws. The property is located at 73 Brown Farm Road and is in the Rural Residential district.

Mr. Carpenter opened the public hearing and read the application. Mr. Carpenter gave control over to Ms. Parker. Ms. Parker explained her plan to subdivide 1 lot into 2 lots. Ms. Parker explained what the setback was for the preexisting waste water on the property. Ms. Parker went on to explain about postponing the setting of monument pins due to frozen ground, and that surveyor, Craig Weston, would be setting new permanent pins later on. Ms. Parker addressed that there is a trash enclosure that can be moved if requested. Ms. Parker also explained that the new neighbor did not have a problem with where the dumpster is currently. Mr. Carpenter asked if the lot was served by town water and if they have a septic system on the premises. Ms. Parker confirmed that this was correct. Denise Brown, as an interested party, asked about the layout of the subdivision and asked if the surveyor found any surprises. Ms. Parker explained that it was all pretty standard and that the only updates were the monuments. Mr. Weston explained more about moving the dumpster and resetting corners for the monuments when the ground thaws. Ms. Parker asked Mr. Weston about the pins in the northwest corner as to why there are two there and Mr. Weston explained that the second is a pin for locating the center of the brook. Mr. Carpenter called for a motion to close the public hearing, a motion was made by Kevin McKeon, seconded by Craig Weston, and passed unanimously.

4. **Other Business:** The zoning administrator prepared the board for a permit coming in for a possible cannabis grow room and wholesale distribution business and is working with the applicant to ensure that the permit application meets all requirements for section 9.1 – Site Plan Approval.
5. **Adjourn:** Mr. Carpenter called for a motion to adjourn. A motion was made by Jeremiah Aiken, seconded by Amy Rast, and passed unanimously. The hearing adjourned at 6:13 PM.