

Town of Lyndon Development Review Board Minutes

Thursday April 7, 2022 at 6:00PM

DRAFT

DRB Members: Vice-Chair Brandon Carpenter
Curtis Carpenter
Kevin Cole
Kevin McKeon

Zoning Administrator: Erik Voegtlin

Public Officials: None

Press: Paul Hayes

Public: Adam Klein

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

1. **Agenda Changes:** Mr. Brandon Carpenter asked for agenda changes, there were none.
2. **Approval of minutes from March 17, 2022:** Mr. Brandon Carpenter called for a motion to approve the minutes of March 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.

2022-017: Adam Klein is seeking a conditional use permit to build an agriculture business and retail store or service for selling trees, shrubs, and perennials. This plan requires DRB approval in accordance with Section 3.6, 3.6.2, 3.6.2.19 in the commercial district in accordance with 24 VSA Section 4413 and 4.2 Permitted and Conditional uses, 4.2.1 and 4.2.2 under the town of Lyndon Zoning bylaws. The property is located at 1305 Lynburke Rd and is in the Commercial district.

Mr. Carpenter opened the public hearing and read the application. Mr. Brandon Carpenter gave control over to Mr. Klein. Mr. Klein explained his educational background and then explained how he wanted to grow perennials on his property. He explained the locations and what all the acronyms meant on his site plan. Mr. Klein explained that the purpose of creating this business is to provide different plants that do not usually grow in this climate. Mr. Cole asked what the hours of operations would be, and Mr. Klein answered that he would have someone help him between 12-6 Monday through Friday. Mr. Cole asked where people would enter and that it would be the southern driveway, to which Mr. Klein agreed with. Mr. Curtis Carpenter asked if he was going to use all existing structures and Mr. Klein said that was correct and that he would be keeping everything in pots and be creating a small walkway to access grow area. Mr. Klein explained that this would not be a big operation and that he was not utilizing any lighting and had already started growing indoors with lighting for a start of the planting process. Mr. Klein explained that he was growing plants that don't necessary grow in this area. Mr. Brandon Carpenter asked about signage and Mr. Klein said that he would want one with his logo but using the same dimensions on the already existing sign. Mr. Curtis Carpenter asked about parking and Mr. Klein went over the site plan that there would be parking that meet the bylaw requirements. Mr. Brandon Carpenter called for a motion to close the hearing, motion made by Mr. Curtis Carpenter and seconded by Mr. McKeon, passed unanimously.

4. **Other Business:** None

5. **Adjourn:** Mr. Brandon Carpenter called for a motion to adjourn. A motion was made by Mr. Cole and seconded by Mr. McKeon and passed unanimously. The hearing adjourned at 6:13 PM.