

## **TOWN OF LYNDON DEVELOPMENT REVIEW BOARD**

September 21, 2023

The Lyndon Development Review Board will hold a public hearing on Thursday, September 21, 2023, at 6:00 PM. The hearing will be held in the Lower Conference Room of the Municipal Building, 119 Park Avenue, Lyndonville, Vermont **and** be offered remotely via ZOOM.

Join Zoom Meeting

<https://us02web.zoom.us/j/86845834759?pwd=RIA4YmtsY3lwS0h0MytHZUVqMVVvUT09>

Meeting ID: 868 4583 4759

Passcode: DRB2022

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 868 4583 4759

Passcode: 9195531

1 Open the public hearing.

2. Agenda changes.

3. Public comments on non-agenda items.

4. Public hearings.

The following application(s) will be heard:

1. **2023-089: Karl and Lisa Johnson are proposing a 2-lot subdivision/lot line adjustment of their 5 parcels located at 3092 South Wheelock Road in the Rural Residential District. The proposed development will create a 7.1-acre lot with a house, garage, well, and wastewater system, and a 28+/- acre parcel of undeveloped land. Each proposed lot meets the minimum requirements for a minor subdivision in the district. The application requires Final Plan Approval for a minor subdivision in the Rural Residential District under section 7.7 of the Town Zoning Bylaws and Site Plan approval under section 9.1.**
2. **2023-075: Eric Jackson is proposing to demo an existing garage and replace it with a prefabricated structure to be modified for ADA compliance and used as an Accessory Dwelling Unit on the property owned by Stephanie Jackson located at 169 Charles Street (parcel #24-0650). The proposed structure fails to meet the minimum setback requirements for the Residential Neighborhood District. This application requires Conditional Use approval under sections 4.2.2(Conditional Use), 4.4.3 (Application of District Regulations), and must meet the performance standards of section 4.4.5 of the Town of Lyndon Zoning bylaws.**
3. **2023-090: Debra Murray is proposing to construct an 8' x 19' deck on her property located at 52 Mill Street (parcel #09-1901). The proposed structure fails to meet the minimum setback requirements for the Residential Neighborhood District. This application requires Conditional Use approval under sections 4.2.2(Conditional Use), 4.4.3 (Application of District Regulations),**

and must meet the performance standards of section 4.4.5 of the Town of Lyndon Zoning bylaws.

4. **2023-079: Kevin Carney and Anne Stern (Appellants) are appealing the decision of the Zoning Administrator under section 13.11 to approve permit application #2023-079 of Christina Denby for an Accessory Dwelling Unit located on 22 Berkley Lane (parcel #13-0091) in the Rural Residential District. One Accessory Dwelling Unit is a Permitted Use as an accessory to a Single-household dwelling in the Rural Residential District under section 3.1.1.3 of the Lyndon Zoning bylaws. An Accessory Dwelling Unit must meet the Minimum Requirements for Development as outlined in Town of Lyndon Zoning Bylaws. The Appellants are appealing that the proposed structure fails to meet the minimum side setback requirements for the district.**
5. **2023-088: Anneka Bickford is seeking Conditional Use approval to rebuild a portion of a burned building and change the use to Multi-family on her property located at 214 Charles Street (parcel #24-0420) in the Residential Neighborhood District. The proposed structure fails to meet the minimum setback requirements for the district. This application requires Conditional Use approval under sections 3.2.2.1 (Multi-family), 4.2.2 (Conditional Use), 4.4.3 (Application of District Regulations), Site Plan approval section 9.1, and must meet the performance standards under section 4.4.5, of the Town of Lyndon Zoning bylaws.**

5. Other business

6. Adjourn