

**TOWN OF LYNDON**  
**PLANNING COMMISSION**  
**May 9, 2018 Meeting Minutes**  
*Approved 5/23/18*

**Planning Commissioners:** Mike Schlesinger, Sean McFeeley, Evan Carlson, Sylvia Dodge, Susan Hanus, Tammy Martel

**Public Official(s):** Annie McLean

**Public:** None

Mike Schlesinger chaired the meeting, which was called to order at 6:33 p.m.

Mike Schlesinger welcome new Planning Commissioner Susan Hanus.

Sean McFeeley made a **motion to approve the minutes of April 25, 2018 as amended**. Evan Carlson **seconded the motion**. The Commission **voted 6-0**.

Annie McLean updated Commissioners on the 2018 Municipal Planning Grant (MPG) scope of work for the solicitation of consulting services, providing a draft for the Commission's review along with a list and bios of potential consultants. Commissioners will discuss further at the next meeting.

Commissioners discussed next steps for the 433 East Burke Road (former Town Garage property) project. Annie McLean noted that the Environmental Protection Agency (EPA) has selected the Northeastern Vermont Development Association (NVDA) for a \$600,000 Brownfields assessment coalition grant. Grant funds will be used to conduct environmental site assessments and develop reuse plans for sites in the NVDA region that are contaminated by petroleum and hazardous substances. The 433 East Burke Road site has been added to the list of sites eligible for assessment funds. NVDA will prioritize projects on the list and funding through the Brownfields Grant is anticipated to be available in October of 2018. Funds may be used for assessment and for remedial action plans but not for actual cleanup work. Irene Nagle at NDVA indicated that the 433 East Burke Road site would be a good candidate for a Phase I environmental assessment, which is a necessary first step in moving the green space project here forward. In the meantime the Commission will explore conceptual designs for the project during the summer of 2018. Sylvia Dodge noted that the Lyndon Institute Diversified Agriculture Program may be another good resource for plan implementation. Ms. McLean also noted that Steve Feltus indicated that the Lyndonville Rotary Club is also interested in helping as the project moves forward. Additionally Kingdom Trails was interested in the development of a better connection between this site (or an alternate site) and Lyndonville.

Commissioners continued the discussion on Rural Zoning, with a focus on selecting an appropriate minimum lot size. It was generally agreed that a width to depth ratio requirement would be the best way to discourage "spaghetti" lots, or lots with a disproportionate lot depth to road frontage ratio. Additional discussion centered on a straightforward increase to the minimum lot size or the option to allow smaller clustered lots if additional land area was permanently set aside from future development. The Town of Sutton recently adopted a cluster model for its Working Lands Zoning District. Annie McLean suggested that the Commission invite Alison Lowe from NVDA to a meeting to speak about the Sutton's experience with the development and adoption of its Working Lands District regulations. Commissioners also discussed the feasibility of a viewshed overlay district noting the selection criteria would be difficult to develop. It was noted that Kirby's Highlands Zoning District (land over 1,800 ft. in elevation) has a 25-acre minimum lot size with a 600 foot lot width/frontage requirement. Sylvia Dodge suggested that the Commission agree on a timeline to take some action on the minimum lot size in the Rural Residential District and Commissioners generally agreed. Ms. McLean will invite Alison Lowe to the next Planning

Commission meeting in addition to presenting some lot width/depth ratio formulas for the Commission's review.

The next Planning Commission meeting is May 23<sup>rd</sup> at 6:30 p.m.

The meeting adjourned at 8:00 p.m.