

PLANNING COMMISSION
July 14, 2021 Meeting Minutes

Planning Commissioners: Ken Mason, Curtis Carpenter, Tammy Martel, Andrea Day, Jacqueline Friend

Public Official(s): Nicole Gratton

Press: Paul Hayes, Caledonian-Record

Public: None

Ken Mason chaired the meeting, which was called to order at 6:02 p.m.

Agenda Changes: Tap and Die does have news that will be shared out.

Better Connections Update: Andrea Day noted that three proposals are to be reviewed and scored based on the scoring criteria from the RFP during the week of July 19th, 2021. Ken Mason asks if the information can be shared with the Planning Commission. Andrea suggests inviting Annie McLean to the next Planning Commission meeting. Ken Mason will send and invite to Annie McLean.

Definitions: The Planning commission continued the review of the definitions as a group. Definitions that were agreed upon were confirmed and those needing further discussion were added to the next agenda for further review.

Tap and Die Demolition: Ken Mason forwarded to the PC a letter that Curtis Carpenter put together that was sent to Kennametal and Bosch. Curtis Carpenter details the contents: the letter asks the companies involved to seek a permit for the demolition, notes the requirements of filling holes to grade, removal of the entire structure from the site, and that there may be additional requirements as asked. Because of the known and unknown contaminants on the site, most notably the basement of the older structure, there must be something in the permit that lets the Town know how they plan to attend to those aspects of the demolition.

Nicole Gratton shared that Guy Griffin, from US Ecology, who is overseeing the demolition for Kennametal, shared that in the demolition agreement between Kennametal and Bosch does not remove the foundations of both buildings. Nicole reached out to VT DEC, Richard Spiese, and to Kristen Sultan, from the state to see if there are other permits that need to be considered by Kennametal/Bosch.

Implementation Goals:

Park and Ride: Tammy Martel wrote a letter to the Select Board. The Selectboard approved and committed to the 10% local investment. Rob Nutting, from the Town Garage, has put together an estimate for the construction. The site can accommodate 10 spots. And the project will be going to the DRB for preliminary review because it is located close to the river. The application is due August 5, 2021.

Design Overlay: Nicole Gratton sent the draft to Sean McFeeley and Jacqui Friend and has not received any feedback yet. It is a work in progress.

New Business:

Energy Plan: Ken Mason sent out to PC members copies of St. Johnsbury and Glover Energy Plans so everyone could see what the energy plans look like and what is involved. LED is a provider in both towns. It is recommended that a separate committee is put together to develop the energy plan. LED is committed to supporting the plan and has recommended Sue Mills. If she is unavailable, Bill Humphrey will step in. Nicole Gratton reached out to Sarah Lafferty, and Sarah said she was not available to do this. However, she is willing to look over the final draft. Nicole Gratton will reach out to Steve Nichols.

Ken Mason asked if the Energy Committee should be a sub-committee or a separate committee. Nicole Gratton recommends seeking community members to gather potential energy committee members. This would alleviate some of the work the Planning Commission is already invested in and bring in some fresh perspectives. Nicole Gratton will reach out to Caledonian-Record to advertise for potential energy committee members. Ken Burchesky, the Town energy coordinator, may be interested.

Ken Mason discusses some of the steep targets that the State Comprehensive Energy Plan and the 90x2050 targets set. There is discussion about battery storage and the real challenges that winter, darkness, and the lack of storage pose.

Better Communities Grant: RINK, Inc. and the Town of Lyndon ask the Planning Commission to write a letter of support for the Fenton Chester Arena rehabilitation project that is seeking grant funding. It is an important asset to our community and recreation is mentioned several times in the Town Plan. There are three projects that are necessary for safe operation: roof repairs, heating system updates, and electrical safety. There are two augmentation projects: a revamped ice plant and Zamboni accessory that will increase energy efficiency and augment the rinks' offering. Chris Thompson shared information from the Powers Park project with Nicole Gratton, which will be helpful in putting together the grant application.

The grant is for up to \$25,000 and the Town has committed to the match of \$25,000 and RINK. INC. has crowd funded approximately \$15,000 so far. The goal is to get the basics done and then work on the augmentation goals. Letters of support are due Wednesday, July 21st, 2021.

Other Business: Nicole Gratton shares that the DRB will be hearing its first permit application that relates to the Flood Regulations. There are questions that arise as you dig into the weeds of the SFHA and River Corridor regulations. For example, what does "seasonal use" mean? Nicole Gratton shares the information about permit application 2021_045 which will be reviewed by the DRB on Thursday, July 15, 2021. Ken Mason asks about engineering for the application. Nicole Gratton shares that Sacha Pealer's main concern was how the Town will prevent the RV from becoming a non-conforming structure. Curtis Carpenter references that the RV language comes from FEMA. There is another application for a permit that applies to the SFHA and River Corridor, that will come to the DRB toward the end of August.

Ken Mason asked for a motion to adjourn the meeting. Curtis Carpenter made the motion. Andrea Day Seconded. All in favor- motion carried.

Meeting Adjourned at 7:11pm.