

## Planning Commission Public Hearing Minutes for Town Plan Revision

**December 10, 2014**

**Commission Attendees:** Dan Daley, Susan Mills, Al Dilley, Abbie Montgomery

Public Official: Kaela Gray

Public: Irene Nagle from NVDA, Shellie Charron, Nelson Charron, Robert Howland, Andrea Day, Pauline Harris, Justin Smith, Marty Feltus

Dan Daley called the meeting to order at 7:01 PM.

Dan Daley welcomed the public to the hearing, introduced the town plan, and explained how the plan was updated by the Planning Commission. Mr. Daley started by explain that a town plan allows the town to apply for State grants, it guides the Zoning By-laws and it is a visioning document for the future of the town. He explained that the planning commission did a very thorough review of the previous town plan, reviewed the document line-by-line and identified what numbers and details needed to be updated. Mr. Daley also outlined the major sections contained in the town plan including, Introduction and Demographics, Government, Community Character, Business & Economy, Working Landscape, Special Populations, Housing, Recreation, Transportation, Energy: Resources & Conservation, Public Facilities, Health & Emergency Services, Flood Resilience, and Surrounding Communities & The Region. In addition the Planning Commission with the help of Northeastern Vermont Development Agency added a new section of the plan regarding Flood Resilience, which he explained is now a required element of a plan.

Al Dilley invited the public to make comments.

Robert Howland noted that his main concern was the flood plain.

Irene Nagle of Northeastern Vermont Development Agency explained the flood resiliency section. A local Hazard Mitigation Plan will be developed. We must have these things completed to continue to receive federal and state funds in Federally Declared Emergencies. Ms. Nagle explained that there are four steps to ensure funding, one is development of flood regulations that meet National Flood Insurance Program standards, second is adopting the Agency of Transportation standards for road and bridges, third is a local Emergency Operations Plan, and the last requirement is a local Hazard Mitigation Plan. Lyndon currently has all but the last of these met.

Dan Daley added that the Town Plan sets forward guidelines, it does not set rules, and there are not yet changes to the by-laws. Those will be developed.

Marty Feltus asked if river corridors will be enlarged. It was noted that we do not currently know what the exact changes will be.

Robert Howland asked if there will be more restrictions on future development. It was again noted that while we can anticipate some changes in the by-laws, at this point we do not know what those exact changes will entail.

Pauline Harris is hoping that it will address current problems not just look to prevent future problems. Ms. Harris stated, we need to fix the past. Ms. Harris added that she is glad that parking was mentioned because a lack of parking for downtown businesses is a common issue she sees.

Shellie Charron owns property on Main Street, the basement of that property floods often. She is interested in learning more about the flood history in town. When the basement of the property Ms. Charron owns floods there often is not water outside surrounding the house. Ms. Charron is trying to learn why the water would flood the basement when it is not surrounding the house.

Justin Smith noted that the flooding of the basement may be related to the water table, and not flooding coming in from the surface surrounding the building.

Nelson Charron stated that he hopes the possibility of dredging the river will be considered.

A motion was made by Al Dilley to fix the typographical errors in the Town Plan. Abbie Montgomery seconded the motion. The motion carried 4-0.

A motion to adjourn the hearing was made at 7:35 by Abbie Montgomery and seconded by Al Dilley, the motion carried 4-0.