

TOWN OF LYNDON  
PUBLIC HEARING  
NOVEMBER 13, 2018  
5:30 PM

Selectboard

Kermit Fisher, Chair  
Dan Daley  
Christian Thompson

Press

Amy Nixon

Public

Dawn Dwyer, Justin Smith,  
(See attached list for attendees)

Kermit Fisher, Chair of the Selectboard, opened the Public Hearing on Tuesday, November 13th, 2018 at 6:00 PM in the Conference Room of the Municipal Building, for the public review and comment on proposed amendments to the Town of Lyndon Zoning Bylaws pursuant to 24 V.S.A. § 4441. The proposed amendments include:

1. The addition of a minimum lot width/depth ratio of 20% for the Rural Residential District; and
2. Increasing the minimum lot size in the Rural Residential District to 10 Acres.

Annie McLean, Planning Director and Zoning Administrator, started by presenting a slideshow to explain the proposed changes to Rural Residential District changes. Entire presentation is attached.

The floor was then opened up to comments and questions. Curtis Carpenter began by presenting a packet of information on 14 of the 17 towns in Caledonia County that have Zoning Bylaws and how each Town addresses their rural areas. (Information attached). The lot sizes range from 1 acre to 25 acres. His feeling is that Lyndon's proposal will exclude all new home construction along significant town roads, increase development pressures on the largest and most remote land parcels, it is inconsistent with the lot sizes that our residents have historically shown a preference for, it is inconsistent with the town's commitment to affordable housing as documented in the Town Plan, it will result in gentrification of the town's rural quarters and it will undermine the ability of families to pass their property onto the next generation in a way that is appropriate for their circumstances. Other comments and concerns addressed by those attending were regulating what landowners can do with their own land, not being able to subdivide and sell off pieces of land to enable them to stay in their homes, discourages young families ability to obtain their first home when the school population is declining, most development is 50 years old and was done well without regulations, reverse affect on fragmentation, offer incentives instead of regulations.

Other letters and emails submitted to the Board are attached.

Kermit Fisher advised there would be more discussion amongst the board members and they have 120 days to make the recommendations to the Planning Commission.

Motion made by Christian Thompson, seconded by Kermit Fisher, to adjourn the Public Hearing at 7:25 PM.

Minutes taken by Dawn Dwyer

Approved by the Selectboard: November 26, 2018