

**TOWN OF LYNDON**  
**PLANNING COMMISSION**  
**AND**  
**DEVELOPMENT REVIEW BOARD**

**September 28, 2016**

Approved by the Planning Commission 10/12/16

Approved by the DRB 10/26/16

**Planning Commission Attendees:** Jack Berube, Andrea Day, Patrick McLaughlin, Susan Mills, Chris Thompson, Mike Schlesinger.

**DRB Members:** Jon Prue, Brandon Carpenter, Dave Cobb, Kevin McKeon.

**Public Official:** Annie Geratowski

**Public:** None.

Susan M. called the Planning Commission meeting to order at 6:34 PM.

Jon P. called the DRB meeting to order at 6:34 PM.

A motion to approve the Planning Commission minutes of July 13, 2016 was made by Chris T., seconded by Jack B., and approved 4-0 with Andrea D. and Pat M. abstaining.

A motion to approve the DRB minutes of September 1, 2016 was made by Kevin M., seconded by Dave C., and approved 4-0.

Discussion:

1. A survey of Darling Hill property owners was sent out in late March/early April of 2016. Based on the survey the top three concerns were: 1) amount of commercial development; 2) appearance of commercial development; and 3) location of commercial development. Members of the DRB suggested that zoning language that more clearly defined what kind of commercial uses are allowed (and not allowed) in this area would be helpful. Members of the DRB and Planning Commissioners discussed their intent to support the recreational use of the area but to minimize adverse impacts that were uncharacteristic of the Rural Residential District, i.e. traffic, parking lots, size and intensity of commercial uses, etc. The Planning Commission agreed to continue looking into the feasibility of creating a new zoning district or overlay district for the area around Darling Hill. Allowed uses, district boundaries, and minimum lot size were discussed. No action was taken.
2. There was a brief discussion concerning fire safety and residential photovoltaic systems. No action was taken.

Action Items:

1. The DRB approved the Notice of Decision for Conditional Use approval for application 2016-75 (David Rainey) 4-0.

A motion to adjourn the Planning Commission meeting was made by Pat M., seconded by Jack B., motion carried 6-0. Meeting adjourned at 7:38 PM.

A motion to adjourn the DRB meeting was made by Kevin M., seconded Brendan C., motion carried 4-0. Meeting adjourned at 7:39 PM.