

TOWN OF LYNDON
PLANNING COMMISSION
March 28, 2018 Meeting Minutes
Approved 4/25/18

Planning Commissioners: Evan Carlson, Sylvia Dodge, Sean McFeeley, Mike Schlesinger

Public Official(s): Annie McLean

Public: None

Mike Schlesinger chaired the meeting, which was called to order at 6:34 p.m.

Sylvia Dodge made a **motion to approve the minutes February 28, 2018**. Sean McFeeley **seconded the motion**. The Commission **voted 4-0**.

Commissioners agreed to postpone the selection of officers for 2018 until the next meeting. It was agreed that Mike Schlesinger would serve as acting chair until then.

Annie McLean presented the Town Meeting survey results for the former Town Garage property (433 East Burke Road), noting that in general there was overwhelming support for recreational use of the property. Commissioners discussed the results and next steps for planning for the 433 East Burke Road parcel. Ms. McLean informed Commissioners that Lyndon has been awarded a 2018 Watershed Grant from the Vermont Department of Environmental Conservation (DEC) for planning for the site. The award amount is \$3,500.00, which is the full amount requested by Town Selectperson Chris Thompson (former Planning Commission Chair). She thanked Mr. Thompson and the Planning Commission for their work on the application and noted that DEC hopes to have grant agreements in place by the end of April 2018. Ms. McLean also noted that there is additional funding of up to \$10,000 available through the Watershed Grant Program for project implementation that may be appropriate for the development phase of the project. Ms. Mclean also informed the Commission that The Conway School of Landscape Design in Easthampton, MA may be interested in the site for a spring (2019) site planning and design project. Ms. McLean will be presenting the survey results and discussing next steps for the project at the Selectboard meeting on Monday, April 2nd.

Ms. McLean updated Commissioners on the 2018 Municipal Planning Grant, noting that she has not yet developed draft scope of work for consulting services, which she hopes to have available for review at the next Planning Commission meeting. The scope of work will include the development of design guidelines for the Village and other commercially zoned areas of Town along with a public outreach component and, if funds allow, revised regulations for the Rural Residential Zoning District. Current progress on review and possible revisions to the Rural Residential District regulations was briefly discussed. Sean McFeeley suggested the Commission prioritize their review of the minimum lot size in the district and forge ahead with that aspect separately from the ongoing review of allowed uses town wide. Commissioners generally agreed. Ms. Mclean will provide relevant information for review at the next Planning Commission meeting.

Ms. McLean shared the letter written to the Selectboard from the Lyndon Bike and Pedestrian Advisory Committee that calls for additional public meetings to solicit input for the VTrans Route 5 project. The letter was approved by the Bike and Pedestrian Advisory Committee on March 20, 2018. Sean McFeeley made a **motion to add the Planning Commission as co-signers of the letter**. Mike Schlesinger **seconded the motion**. The Commission **voted 4-0**. Ms. McLean will forward the letter to the Selectboard.

Evan Carlson gave an overview of the Town of Lyndon application for a USDA Rural Business Development Grant for the purpose of exploring the feasibility of the following: 1) a community fiber cooperative; 2) the installation of a downtown Wi-Fi network; and, 3) the establishment of a small business program technical assistance grant program for support services such as website development, social media integration, and payment processing systems. Mr. Carlson, who is also the Chair of the Economic Development & Planning group, requested a letter of support from the Commission. All Commissioners present agreed. Ms. McLean will draft a letter.

Ms. McLean shared the Wastewater System and Potable Water Supply permit notices received from the State with the Commissioners and gave a brief overview of the Town of Sutton's proposed zoning bylaws changes.

The next Planning Commission meeting is April 11th at 6:30 p.m. Evan Carlson noted he would not attend.

The meeting adjourned at 7:45 p.m.