

**TOWN OF LYNDON**  
**PLANNING COMMISSION**  
**April 12, 2017 Meeting Minutes**  
*Approved 4/26/17*

**Planning Commissioners:** Andrea Day, Jack Berube, Sylvia Dodge, Sean McFeeley, Mike Schlesinger, Chris Thompson

**Public Official(s):** Annie Geratowski

**Public:** Sarah Houghton

Andrea Day called the meeting to order at 6:36 p.m.

Each Planning Commissioner, including the newly appointed Commissioner Sylvia Dodge and Sean McFeeley, and staff member Annie Geratowski introduced themselves.

Andrea Day indicted that she no longer wanted to serve as Acting Chair. Jack Berube made a **motion to nominate Chris Thompson as Planning Commission Chair**. Mike Schlesinger **seconded the motion**. The Commission **voted 5-0** (Chris Thompson abstained).

Chris Thompson made a **motion to nominate Jack Berube as Planning Commission Vice-Chair**. Mike Schlesinger **seconded the motion**. The Commission **voted 5-0** (Jack Berube abstained).

Jack Berube made a **motion to approve the minutes of March 8, 2017 as amended**. Mike Schlesinger **seconded the motion**. The Commission **voted 5-0** (Sean McFeeley abstained).

No public comment was offered for non-agenda items.

Commissioners discussed the potential impacts of rezoning a parcel located at 155 South Street from the Residential Neighborhood District (RNH) to the Village Commercial District (VCOM). Jack Berube provided an overview of the history of this re-zoning request from North Country Federal Credit Union (NCFCU). Luanne Cantor, Facilities and Special Projects Manager at NCFU, joined the meeting via phone at 7:10 p.m. Sean McFeeley made a **motion warn a public hearing on the request to re-zone the 0.2 acre parcel located at 155 South Street from Residential Neighborhood to Village Commercial**. Mike Schlesinger **seconded the motion**. The Commission **voted 6-0**. *Note: prior to warning the public hearing the Planning Commission must prepare and approve a written report on the proposal.*

Commissioners briefly discussed the history of the request by the Development Review Board (DRB) to reexamine the zoning along Darling Hill. It was noted that Darling Hill Residents were surveyed in April of 2016 their concerns. The survey had a high response rate and Annie Geratowski will re-distribute the survey results to Commissioners prior to the next meeting. Commissioners discussed whether the area along Darling Hill should be a separate zoning district or whether changes to the Rural Residential District, specifically the removal or more precise definition of “other uses”, would adequately address the development issues on Darling Hill. The Commission will resume this discussion at their next meeting.

The 2017 Work Plan was not discussed.

Next Planning Commission meeting will be April 26, 2017 at 6:30 p.m. Commissioners Andrea Day and Patrick McLaughlin will not be in attendance.

The meeting adjourned at 8:15 p.m.