

TOWN OF LYNDON
PLANNING COMMISSION
April 25, 2018 Meeting Minutes
Approved 5/9/18

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

Public Official(s): Annie McLean

Public: David Dwyer, Catherine Dwyer, Susan Hanus, Barbara Irwin, Kathleen Walsh,

Acting Chair Mike Schlesinger chaired the meeting, which was called to order at 6:31 p.m.

Annie McLean noted she had one agenda change, which was to welcome newly appointed Planning Commissioner Tammy Martel as this was Ms. Martel's first meeting. Ms. McLean requested that she and the Commissioners introduce themselves for the benefit of Ms. Martel and members of the public.

Sylvia Dodge made a **motion to appoint Mike Schlesinger to serve as Planning Commission Chair for 2018**. Sean McFeeley **seconded the motion**. The Commission **voted 5-0**. Mike Schlesinger made a **motion to appoint Sean McFeeley to serve as Planning Commission Vice-Chair for 2018**. Sylvia Dodge **seconded the motion**. The Commission **voted 5-0**.

Susan Hanus noted that she was attending to observe and learn more about the Planning Commission and their work. David Dwyer noted that he was present to witness government in action.

Sylvia Dodge made a **motion to approve the minutes of March 28, 2018**. Sean McFeeley **seconded the motion**. The Commission **voted 5-0**.

Annie McLean updated Commissioners on the 2018 Municipal Planning Grant (MPG) scope of work for the solicitation of consulting services. Ms. McLean presented the Commission with the work plan from the MPG application noting that she would add more specifics and present a draft scope of work for the Commission's review at the next meeting. The MPG was awarded for the development of design guidelines for the Village and other commercially zoned areas of Town and, if funds allow, revised regulations for the Rural Residential Zoning District. Ms. McLean noted that the Planning Commission has been working on revisions to the Town's rural zoning for over a year, independent from the MPG, and that the MPG would be more focused on commercial design guidelines than rural zoning.

Commissioners discussed next steps for the 433 East Burke Road (former Town Garage property) project. Annie McLean noted she was awaiting additional information from the Northern Vermont Development Association (NVDA) on potential site environmental study/mitigation funding. Sylvia Dodge asked if the Town was currently cleaning out equipment and materials from the site and Ms. McLean said that she would inquire. Mike Schlesinger suggested contacting Lyndon Institute and Northern Vermont University to see if there were students/classes that might be interested in helping with the site as the project develops.

Annie McLean presented an overview of the process for preparation of new bylaws, bylaw amendments, or bylaw repeals as required under 24 V.S.A. § 4441. Members of the public asked for copies of the outline along with additional information concerning the bylaw adoption process, which Ms. McLean agreed to email to all present.

Annie McLean provided the Commission with a comparison of minimum lot sizes in rural areas in all Towns that have zoning bylaws that directly border Lyndon. Zoning Maps for all of towns, with the

exception of Kirby, were also provided for reference. Mike Schlesinger noted that the Town of Barton Selectboard had recently voted not to take action on a proposal to change the minimum lot size in one of Barton's zoning districts from 2 acres to 10 acres. Several residents of Darling Hill Road expressed their desire to protect the rural areas, of Lyndon, not only Darling Hill, from over development. Kathleen Walsh noted the economic benefits Kingdom Trails brought to the area and that too much residential development might negatively affect use of the trails and that a traditional subdivision such as the Abenaki Loop development was not appropriate for Lyndon's rural areas. The concept of a standard minimum lot size versus a more flexible formula designed to allow clustered development and protect working lands was discussed. Barbara Irwin suggested the Planning Commission look at the Peacham's Agricultural Overlay District as a model. Susan Hanus asked if a model like this would allow for non-contiguous land to be set aside for conservation. Evan Carlson suggested that the Commission explore a two tiered rural zoning model, perhaps based on road classes similar to Burke and St. Johnsbury, as well as a way to protect scenic ridgelines (perhaps similar to what Kirby has done?). Commissioners asked Ms. McLean to provide some model bylaws language for the next meeting.

Annie McLean shared an invitation to Vermont League of Cities and Towns (VLCT) Spring Planning & Zoning Forum, which will be held in Rutland this year. Ms. McLean also shared the Wastewater System and Potable Water Supply permit notices received from the State.

The next Planning Commission meeting is May 9th at 6:30 p.m.

The meeting adjourned at 7:54 p.m.