

**TOWN OF LYNDON**  
**PLANNING COMMISSION**  
**April 26, 2017 Meeting Minutes**  
*Approved 5/10/17*

**Planning Commissioners:** Chris Thompson, Jack Berube, Sylvia Dodge, Sean McFeeley, Mike Schlesinger (arrived at 6:35 p.m.)

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

**Public:** None

Chris Thompson called the meeting to order at 6:33 p.m.

Chris Thompson made a motion to approve the minutes of April 12, 2017 as amended. Jack Berube seconded the motion. The Commission voted 5-0.

No public comment was offered for non-agenda items.

Chris Thompson suggested that the Commission schedule short 15 minute discussions of current planning topics once a month to further their professional development goals. All Commissioners agreed and Annie Geratowski agreed to set up a general procedural training for the Commission through the Northeastern Vermont Development Association (NVDA).

At the April 12<sup>th</sup> meeting the Commission voted to warn a public hearing on the proposal to rezone the parcel located at 155 South Street from Residential Neighborhood to Village Commercial, however, prior to warning the public hearing the Planning Commission must prepare and approve a written report on the proposal. A straw poll was taken and three out of the five Commissioners present were leaning towards drafting the report in favor of the proposed zoning change and warning a public hearing. Mike Schlesinger made a **motion to hold off on drafting the report and warning the public hearing and to direct staff to invite all abutting property owners and all entities owning property on South Street to the May 10<sup>th</sup> Planning Commission to solicit additional feedback.** Sean McFeeley seconded the motion. The Commission voted 5-0.

Commissioners continued the discussion of 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. Traffic impacts caused by existing uses and the ability of the Development Review Board (DRB) to review proposed new uses for cumulative traffic impacts was discussed. The Commission will resume this discussion at their next meeting.

It was agreed that Planning Commission meetings should end by 8:00 p.m. in order to respect everyone’s time.

Next Planning Commission meeting will be May 10, 2017 at 6:30 p.m.

The meeting adjourned at 7:59 p.m.