

TOWN OF LYNDON
PLANNING COMMISSION
May 8, 2019 Meeting Minutes
Approved 5/22/19

Planning Commissioners: Sean McFeeley, Sylvia Dodge, Susan Hanus, Emily Irwin, Ken Mason

Public Official(s): Annie McLean, Chris Thompson, Dan Daley, Susan Mills, Larry Willey, Curtis Carpenter

Press: Todd Wellington (*Caledonian Record*), Brandon King (News 7)

Public: Mike Schlesinger, John Gould, Albert Adams, Hilary Adams, Mark Bean, Brooke Dingleline, Joe, Buzzi, Brad Gebbie, Kurt Nygren, Lisa Goodwin, Janet Goodwin, Pauline Harris, Roni Leach, Matt Bryant, Todd Thomas, Keith Johnson, Karl Armstrong, Darcie McCann, Lind Toberg, Bob Howland, Russ Blake, Nathan Sicard, Catherine Dwyer, Ken Burchesky, Greg Gervais, David Ainsworth, Diane Ainsworth, Kevin Towle, Barry Richwien, Sacha Pealer, Martha Elms, Frank Maloney

Sean McFeeley chaired the meeting, which was called to order at 6:05 p.m. and introduced the Lyndon Flood Hazard Area Workshop. Dan Daley (Lyndon Selectboard) provided some background on the development of the Flood Hazard Area Regulations and Annie McLean gave a presentation on the current Flood Hazard Area Regulations, which included answers to questions previously submitted for the workshop.

Annie Mclean introduced the 2020 Town Plan Future Flood Hazard/Resilience Planning Workshop and facilitated a series of breakout activities designed to capture community input for the Town Plan Update. There was follow up discussion on a suggestion to make the current Flood Hazard Area mapping data (along with other planning, zoning, and assessment data) available on the Town website. Both Chris Thompson and Dan Daley (Town Selectboard Members) agreed that this info should be made available on the Town website.

The next Planning Commission meeting is scheduled for May 22nd at 6:00 p.m.

The meeting adjourned at 7:45 p.m.

Respectfully submitted by: AMclean

FLOOD RESILIENCE

The Current Town Plan identifies protection of the floodplain through management practices and bylaws that are in compliance with the National Flood Insurance Program and working with the federal government, State of Vermont, and neighboring communities to develop more coordinated and effective flood mitigation procedures as a top priority. The Town Plan identifies the following goals and actions for achieving flood resilience in Lyndon.

GOALS & ACTIONS – TOWN PLAN 2015

GOAL: Avoid new development in identified flood hazard, fluvial erosion, and river corridor protection areas. If new development is to be built in such areas, it should not exacerbate flooding and fluvial erosion.

ACTIONS

- a) Develop a “Flood Hazard Overlay District” that outlines flood and fluvial erosion hazard areas identified by the Federal Emergency Management Agency (FEMA) and the Vermont Agency of Natural Resources.
- b) Maintain floodplain management practices and bylaws that are in compliance with the National Flood Insurance Program.

GOAL: Protect and restore floodplains, river corridors, and upland forested areas that attenuate and moderate flooding and fluvial erosion. (*worry rivers filling w/silt – want to dredge, worry dredging will cause erosion*)

ACTIONS

- a) Amend the Town’s Flood Hazard Regulations to include restriction of development within River Corridors, as mapped by the Vermont Agency of Natural Resources.
- b) Amend the Town’s zoning and subdivision regulations to include standards that minimize the amount of clearing and impervious coverage created from development, and that avoids impacts to wetlands and steep slopes (slopes greater than 20%).
- c) Engage in a working partnership with upstream towns that addresses control of stormwater runoff and actions that will allow rivers and streams to regain access to floodplains.

GOAL: Encourage Flood emergency preparedness and response planning and mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments.

ACTIONS

- d) Coordinate with the Caledonia County Conservation District in hosting flood mitigation workshops for residential landowners and business owners, to educate them on measures to reduce flood risk and damage
- e) Evaluate the recommendations contained in the 2006 Gomez and Sullivan Flood Mitigation Study, the 2012 Milone & MacBroom analysis, and the recommendations and site-specific projects listed in the River Corridor Plans to formulate a plan of action.
- f) Update the Local Hazard Mitigation Plan.
- g) Educate residents on high risk areas in Town so that they can be prepared in a flood event.
- h) Work with the federal government, the State, and neighboring communities to develop more coordinated and effective flood mitigation procedures.
- i) Seek funding to implement hazard mitigation projects identified in plans, including the items of special concern noted above.

FLOOD RESILIENCE

GOALS & ACTIONS – PUBLIC INPUT 5/8/19

- Look at flexibility for commercial lots with existing buildings.
 - Look at Tone zoning language – start a community discussion for specific ideas
- Assess how railroad impacts Lyndon flooding (Look at how the railroad interacts with commercial district backing of flood water)
 - Study if any railroad alterations could alleviate flooding and alteration to other locations (for example by the old driving range near Everybuddy's) to prevent back watering. Before doing this see if this is covered in previous studies.
- Is creating flood storage capacity upstream possible?
- Increase flood area capacity/resiliency material upstream, dredging, removing unused buildings etc.
- Study increasing flood capacity with a potential goal of increasing Lyndonville Electric's hydro electricity production.
- Avoid redirection of flood waters by engineering site specific. What is allowable in a specific lot may impact the water by changing direction.
- Consistency in regulations. Changes in regulations can impact existing properties that relied on reg that is now different, i.e. allowing fill when fill was not allowed for a previous development that is now in a hazard area due to surrounding development.
 - Hire state/federal experts specific to water/flooding mitigation strategies.
 - Restrict building in areas that we know flood.
 - Phased approach to determine strategies to lessen impacts on downtown businesses. Phased approach to solving the problem – don't establish worst-case scenario regs for flooding that occurs/fits that scenario infrequently. Give us time to solve short-term, determine long-term strategies.
- Balance the needs to protect people and property from flood events with the economic need to grow communities Grandlist, including properties in the flood fringe, (i.e. outside the floodway).
 - Have the Planning Commission conduct a site walk of properties s negatively impacted by current flood regulations like the Northeast Kingdom Mobile Home Park.
 - Allow for revised flood zone regulations that allow more flexibility for development while not adversely affecting the floodway.
 - Create or host a better flood zone map on the Town website (not River Corridor).
 - Look not to use the State River Corridor Layer as regulatory as it is not computed with the accuracy to be used in that capacity.
- Increase Flood Resilience in Lyndon
 - Ensure that engineering studies consider the effects on neighboring properties
 - Increase floodplain capacity
 - Consult Army Corps of Engineers and State Engineers
- Protect existing property while allowing some discretion to new development.
 - Broaden the necessary engineering to encompass the impact on the Town, not just the site being developed.