

TOWN OF LYNDON
PLANNING COMMISSION
May 22, 2019 Meeting Minutes
Approved 5/29/19

Planning Commissioners: Sean McFeeley, Evan Carlson, Susan Hanus, Emily Irwin, Tammy Martel, Ken Mason

Public Official(s): Annie McLean

Press: Amy Nixon (*Caledonian Record*)

Public: Mark Bean, Holly Taylor, Joe Buzzi, Kaitlin O’Shea and Britta Tonn (*via conference call @ 6:15 p.m.*)

Sean McFeeley chaired the meeting, which was called to order at 6:00 p.m.

Mr. McFeeley opened the floor to public comment on non-agenda items. Mark Bean requested that the Planning Commission meeting minutes of the May 8th meeting be amended to remove the statement “*which included answers to questions previously submitted for the workshop*”, which Mr. Bean feels is inaccurate as each of the specific questions were not directly answered. Mr. Bean also stated that he would like to know when the Planning Commission plans to answer all 39 of the specific questions that were submitted regarding the Flood Hazard Regulations in public meeting. Lastly Mr. Bean requested that the meeting minutes be signed going forward so the public is aware of who is recording the meeting minutes. Joe Buzzi reiterated Mr. Bean’s request that the 39 specific questions be answered. Mr. McFeeley stated that the presentation on May 8th was designed to answer the general topics the questions pertained to, noting that there was not time to answer all 39 individual questions, many of which overlapped in content, during the May 8th workshop. Susan Hanus added that the workshop was held to briefly review how the regulations had been developed, what the regulations currently required, and gather big picture ideas/concerns from the community to help inform future planning for the Flood Hazard Areas. Ken Mason stated that review of the current Flood Hazard Regulations was not part of the Planning Commission’s 2019 workplan as the 2020 Town Plan Update has taken precedence over any zoning bylaw updates. Mr. Mason added that if Mr. Bean and Mr. Buzzi were not happy with the Planning Commission’s timeline then they had other options for pushing their agenda forward, including approaching the Selectboard and/or circulating a petition to get the revision of the Flood Hazard Regulations on the ballot for Town Meeting. Evan Carlson noted that the May 8th workshop was held at the request of the Selectboard to educate the public on the current Flood Hazard Area Regulations and the Planning Commission was a board of volunteers – requesting that the public be respectful of their time. Annie McLean added that the presentation on May 8th was designed to generally answer as many of the questions as possible, while remaining relevant to the general public. She noted that neither herself or any of the current Planning Commission were part of the preparation or adoption process of the Current Flood Hazard Area Regulations and that specific question about the past adoption process, as well as questions that pertained to future review of the Flood Hazard Area Regulations, were not answered. The public comments session ended in order to move on to agenda item #4.

Planning Commission Members and staff participated in a teleconference with Kaitlin O’Shea and Britta Tonn from VHB to review the draft “*Lyndon Existing Conditions Report - Lyndon Design Guidelines*” presented by the VHB Team. Sean McFeeley thanked the VHB Team for their work on the document. Commission members asked questions and made general notes and suggestions. The VHB Team will provide a final draft of the report by the end of next week. Some of the topics/recommendations from the report will likely be incorporated in the 2020 Town Plan Update and the report will be used to apply for future grant funding to develop actual commercial design guidelines for adoption, which is one of the required steps toward applying for a State Designated Downtown.

Sean McFeeley made a **motion to approve the minutes of April 24, 2019**. Susan Hanus **seconded the motion**. The Commission **voted 6-0**.

Ken Mason requested that the minutes of the May 8, 2019 meeting be amended to note that Dan Daley and Chris Thompson (both Selectboard Members) stated their support for making flood hazard area map data and other planning, zoning, and assessment data available on the Town website. Sean McFeeley made a **motion to approve the minutes of May 8, 2019 as amended**. Emily Irwin **seconded the motion**. The Commission **voted 6-0**.

Evan Carlson shared the draft design for the Envision Lyndon – 2020 Town Plan Update town-wide mailing. He will send a final version to Annie McLean for distribution this week. Commission members agreed to extend the closing date of the Community Survey to July 1, 2019. Annie McLean shared a draft press release prepared by Sylvia Dodge (not present) announcing the Envision Lyndon 2020 Town Plan Photo Contest. Commissioners agreed that the press release should focus just on the contest, not on the workshops, and be distributed as soon as possible with the entry deadline set as July 31, 2019. Ms. McLean distributed public input compiled from the May 8th flood resilience planning workshop asking Commission members to review and brainstorm how best to distill this information into draft language for the 2020 Town Plan.

Annie McLean noted that the next meeting would be the Economic Development Workshop. Ms. McLean shared an email from Todd Thomas, Morristown Zoning Administrator, noting his interest in proposing rewrites to Lyndon's Flood Hazard Regulations. Brief discussion followed.

The next Planning Commission meeting is scheduled for May 29th at 6:00 p.m.

The meeting adjourned at 7:45 p.m.

Respectfully submitted by: AMclean