

TOWN OF LYNDON
PLANNING COMMISSION
May 23, 2018 Meeting Minutes
Approved 6/13/18

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

Public Official(s): Annie McLean

Public: None

Mike Schlesinger chaired the meeting, which was called to order at 6:33 p.m.

Sean McFeeley noted there were no members of the public present.

Sylvia Dodge made a **motion to approve the minutes of May 9, 2018**. Sean McFeeley **seconded the motion**. The Commission **voted 6-0**.

Commissioners reviewed the 2018 Municipal Planning Grant (MPG) scope of work for the solicitation of consulting services to develop design guidelines for commercial properties (and revisions to the rural area zoning if time and funding allow) and discussed potential consultants. Sylvia Dodge noted that it would be optimal to hold public hearings on both. Sean McFeeley made a **motion to authorize Annie McLean to solicit bids from consultants on the development of design guidelines (and rural area zoning)**. Sylvia Dodge **seconded the motion**. The Commission **voted 6-0**.

Commissioners discussed next steps for the 433 East Burke Road (former Town Garage property) project. Annie McLean noted that site will hopefully be eligible to receive funding for a Phase I environmental assessment via the Brownfields Assessment Coalition Grant in the fall of 2018. In the meantime Milone & MacBroom have indicated that they would be able to develop a conceptual plan for the site this summer including sketches and/or photo simulations. Evan Carlson suggested including signage in the conceptual plan, specifically a “coming soon” banner that would advertise the future park to passersby. Evan Carlson made a **motion to use the \$3,500 DEC Watershed Grant award to develop a conceptual plan for the site and to contract with Milone & MacBroom the plan development**. Mike Schlesinger **seconded the motion**. The Commission **voted 6-0**. Mike Schlesinger noted that the Selectboard has been approached by Bickford Construction about leasing the site temporarily while the green space plans are under development. Commissioners discussed the potential benefits and concerns leasing the site might trigger. Sylvia Dodge made a **motion to direct Annie McLean to draft a letter to the Selectboard outlining the concerns of the Planning Commission re: the temporary leasing of the site**. Mike Schlesinger **seconded the motion**. The Commission **voted 6-0**.

Commissioners continued the discussion on Rural Zoning, with a focus on selecting an appropriate minimum lot size. Annie McLean provided the Commission with several examples of lot width to depth ratio requirements from other Towns as well as example bylaw language pertaining to irregularly shaped lots. Commissioners then discussed the Town of Sutton’s density based model for its Working Lands Zoning District. It was generally agreed upon that the Town of Hinesburg’s 20 percent lot width to depth ratio formula was simple, straightforward, and would be effective in stopping the creation of new “spaghetti lots”. Ms. McLean will draft model lot depth language for review at the next meeting and will also provide information concerning number of existing 10-acre lots, lots over 10 acres, and lots over 25 acres.

The next Planning Commission meeting is June 13 at 6:30 p.m.

The meeting adjourned at 8:00 p.m.