

**TOWN OF LYNDON**  
**PLANNING COMMISSION**  
**May 24, 2017 Meeting Minutes**  
*Approved 6/14/17*

**Planning Commissioners:** Chris Thompson, Jack Berube, Sylvia Dodge, Sean McFeeley,

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

**Public:** None

Chris Thompson called the meeting to order at 6:32 p.m.

Chris Thompson made a **motion to approve the minutes of May 10, 2017**. Jack Berube **seconded the motion**. The Commission **voted 4-0**.

Commissioners discussed possible changes to the definition of “other uses” as allowed in the Rural Residential District with the purpose of excluding any uses allowed elsewhere in Town that are not specifically listed as permitted or conditional uses in the Rural Residential District. Increasing the minimum lot size in the Rural Residential District to better align with the minimum lot size in rural areas of surrounding towns was also discussed. The current minimum lot size in the RR District is 40,000 square feet for parcels not on municipal water and wastewater systems. Burke, Danville, Kirby, and St. Johnsbury each have minimum lot sizes between five and 10 acres in the most rural areas of their towns. The Town of Sutton recently updated their “Working Lands District” to allow for a minimum lot size of one acre, however there is a density requirement of 10 acres of land per lot. Any land within this 10 acres not assigned to the building lot must be permanently set aside from future development. Discussion will resume at the next meeting.

Annie McLean gave a brief overview of Act 174 and the local and regional planning implications. Municipal participation is voluntary, however if a regional or municipal plan is determined to be consistent with the Department of Public Service (DPS) standards, it will receive substantial deference in Section 248 for its land conservation measures and specific policies, when the Public Service Board (PSB) looks at orderly development for renewable energy projects. If municipalities choose not to pursue, then status quo. Regional Planning Commissions (RPCs) are required to increase baseline energy planning. If municipalities pursue, they must increase baseline energy planning like RPCs. Northeastern Vermont Development Association (NVDA) hopes to have a draft regional energy plan completed by the end of May.

Jack Berube will present Land Use Law as a PlannersWeb topic at the next meeting. Sylvia Dodge, Mike Schlesinger, and Annie McLean will attend the Vermont League of Cities and Towns (VLTC) Spring Planning and Zoning Forum on June 14<sup>th</sup> and will report back at the next meeting.

Next Planning Commission meeting will be June 14, 2017 at 6:30 p.m.

The meeting adjourned at 7:48p.m.