

**TOWN OF LYNDON**  
**PLANNING COMMISSION**  
**May 26, 2021 Meeting Minutes**

**Planning Commissioners:** Ken Mason, Nedah Warstler, Sean McFeeley, Curtis Carpenter, Jacqueline Friend

**Public Official(s):** Nicole Gratton, Denise Montgomery

**Press:**

**Public**

Ken Mason chaired the meeting which was brought to order at 6:02 pm.

Sean McFeeley made a motion to approve the minutes from May 12, 2021 with amendments. Curtis Carpenter **seconded the motion. Motion carried 5-0.**

The Commission followed up with Nicole on the items she was going to look in to after the last meeting. She will check in with Justin Smith to see if he uses GIS as she does not use it daily and it may not be worth renewing if we do not use it. The RBDG was taken care of between Mike Walsh & Justin Smith. The Hazard Mitigation Plan will need to be contracted out as there are not enough staff hours to complete on our end. It is a long process so Jamie will redo it again for us as in the past.

Sean McFeeley let the Commission know that the Steering Committee did have their first meeting. It was pretty much a meet and greet. The plan moving forward is to have bi-weekly meetings at 4pm on Thursdays.

Mr. Mason and Ms. Gratton spoke with Justin about the Tap & Die building. Justin let them know that the ordinances are currently in place and the Selectboard should be able to help with enforcing those. NVDA does have a grant that could be put toward doing an assessment of the building. After the discussion with Mr. Smith, Mr. Mason seemed to think that the Selectboard would be on board to do what was needed to move forward with the assessment. They would like to see what the Planning Commission has for a plan before approving anything. Nicole will email Dave Snedeker to get the contact opened back up as there has been none since 2020.

Nicole has received two applications since the new Flood Hazard Regulations went into effect that could be impacted. The first property is on Red Village Rd and the application has been sent to Sacha Pealer at NVDA. The plan is to take down the existing structure and fill the existing basement. It will need to go before the DRB as well as they also plan to have an RV pad where the basement is filled in.

The second property is on South Wheelock Rd and the applicant plans to replace the current trailer with a new building. There will be no fill with this project but since it is located in a river bend ANR needs to see a net retreat from the river. The applicants will need to be careful where the new structure is placed to make sure it meets the ANR guidelines.

Mr. Buzzzi reached out to Nicole to have her come look at his property (LynBurke). Nicole let him know as soon as he has a vision for the property she would be happy to take a look.

Prior to the Commission's turnover each member was working on 10 definitions each. Mr. Mason would like to resurrect this project. Nicole will look for the newest version that the group was working on with the color coding and will send to Mr. McFeeley. Anything that is not crossed out will need to be updated.

Mr. Mason sent out an email on a risk management study that was done by Core of Engineers. Chris Thompson sent the draft study to Mr. Mason. This is a 5-project study with the Passumpsic River being the first part of the study. It discusses budgets and raising some properties and retrofitting some businesses. The study started in 2018 and they hope to get it finalized in the next 2-3 months. The board will review the study and discuss at the next meeting.

Nicole updated the Commission on the green space at the old Town Highway Garage. It is not eligible to receive Phase 2 money because if you are the maker you are not able to receive the EPA money. The town owns the land so a third party i.e.: Friends of the Greenspace could be created and take over the project and then request the money.

The Commission discussed the covered bridge behind the Lynburke that needs some repairs. It is not eligible to receive grant money unless it is owned by the Town. It is currently privately owned and the owners are willing to give it away. The Town is not interested in owning it because of the liability. It will need to be owned by a non-profit in order to receive any government funding. A new LLC may need to be formed to help get the funding to repair it.

Next meeting is scheduled for June 9, 2021.

Meeting adjourned 7:04 pm

*Respectfully submitted by: DMontgomery*