

TOWN OF LYNDON
PLANNING COMMISSION
June 12, 2019 Meeting Minutes
Approved 6/26/19

Planning Commissioners: Sean McFeeley, Sylvia Dodge, Emily Irwin, Tammy Martel

Public Official(s): Annie McLean

Press: None

Public: Peter Morrissette, Sherlyn Morrissette, Steve Gray, Marty Feltus, Joe Buzzi, Bob Howland, Brian Pickard, Patrick Shattuck, Peter H. Blair, Jay Iselin, James Mayer

Sean McFeeley chaired the meeting, which was called to order at 6:05 p.m. and introduced the Envision Lyndon 2020 Town Plan Housing Community Planning Workshop. Annie McLean provided some background information on the structure of the Town Plan and facilitated a series of breakout activities designed to capture community input for the Town Plan Update.

Sean McFeeley made a **motion to approve the minutes of May 29, 2019**. Sylvia Dodge **seconded the motion**. The Commission **voted 4-0**.

Annie McLean noted that the Envision Lyndon – 2020 Town Plan Update town-wide mailing had been sent out. Sylvia Dodge inquired about submissions for the photo/artwork contest. Ms. McLean noted that some interest had been expressed but that no entries had been received at this point.

The next Planning Commission meeting is scheduled for June 26th at 6:00 p.m.

The meeting adjourned at 7:39 p.m.

Respectfully submitted by: AMclean

HOUSING

Statewide Housing Goals:

To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.

- *Intensive residential development should be encouraged primarily in areas related to community centers, and strip development along highways should be discouraged.*
- *Public investments, including the construction or expansion of infrastructure, should reinforce the general character and planned growth patterns of the area.*
- *Development should be undertaken in accordance with smart growth principles as defined in subdivision 2791(13) of this title.*

To ensure the availability of safe and affordable housing for all Vermonters.

- *Housing should be encouraged to meet the needs of a diversity of social and income groups in each Vermont community, particularly for those citizens of low and moderate income.*
- *New and rehabilitated housing should be safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities.*
- *Sites for multi-family and manufactured housing should be readily available in locations similar to those generally used for single-family conventional dwellings.*
- *Accessory apartments within or attached to single-family residences which provide affordable housing in close proximity to cost-effective care and supervision for relatives, elders, or persons who have a disability should be allowed.*

Goals, Objectives, and Actions: What's the Difference?

Our Town Plan is required to provide: A statement of objectives of the municipality to guide the future growth and development of land, public services, and facilities, and to protect the environment.

It is helpful to think of goals, objectives, and actions as a hierarchy with the broadest goals at the top, and each subsequent category having increasing levels of specificity, with actions being the most specific. Aim to use clear language with active verbs like study, adopt, enforce, and create.

Goals state a purpose and destination, reflecting the shared vision for the community. They articulate an overarching principle that guides decision-making, providing a framework for the more detailed action statements. The goals within a plan must be internally consistent. Achieving one goal should not prevent or hinder achieving another goal. They should also not be so vague that their meaning is open to many interpretations. They should be both challenging and attainable.

Objectives provide targets for the accomplishment of goals. They should be specific enough that the municipality can determine when the objectives have been met. Effective objectives are SMART: Specific, Measurable, Attainable, Relevant, and Time-bound. The time frame (long term, intermediate term, and short term) for the objective should be clear.

Actions are the next steps needed to move toward the objectives. These are concrete activities that can be described in specific terms. Actions should identify the responsible party, the time frame for accomplishment and any necessary resources to get the job done. Actions also include “programs.”

HOUSING

Current Town Plan Goals, Objectives, and Actions

The Current Town Plan identifies working with local property owners and developers to make affordable housing more widely available to persons and families of all ages and abilities as well as adjusting to changing demographics as a top priority. The Town Plan identifies the following objectives and actions for achieving Lyndon' housing goals:

OBJECTIVE: When planning for new housing options, consider the existing rural small- town character of the Village and Town.

OBJECTIVE: Increase options for housing where Town services, in particular water and wastewater services, either exist or can be expanded cost effectively.

OBJECTIVE: Encourage housing development using practices that preserve open landscape and farms.

OBJECTIVE: Encourage housing development that conserves energy and natural resources.

OBJECTIVE: Support appropriate housing for Lyndon residents at all stages of their life span including affordable first homes, "move up" larger homes, apartments, duplexes, condominiums, independent living facilities and special care facilities (e.g. nursing homes).

OBJECTIVE: Encourage mixed use development of affordable housing and affordable rental properties.

ACTIONS:

- a) Revise the zoning bylaws to allow for more compact development in specified areas of Town (e.g. smaller lot size, multiple family dwellings, shared open space), especially where infrastructure is already available or can be easily extended.
- b) Encourage development within and near existing residential and commercial areas to promote "walkable" communities.
- c) Investigate construction of bike lanes and/or walking paths through and between new and existing neighborhood areas, especially through the Village.
- d) Investigate a mechanism whereby developers could utilize smaller tracts of land than normally required near the Village in order to provide affordable housing and in return for the smaller lot size be required to contribute towards the financial expense of expansion of wastewater services to those projects.
- e) Work with area land trusts, property owners and developers to encourage preservation of land for neighborhood open space, pocket parks and greenways (where needed).
- f) Encourage "infill" in the Village and adjacent Town neighborhoods. These might include allowance for denser populations in housing that mixes small lots and houses with bigger lots and houses; denser populations in apartment and condominium complexes that allows for a mix of smaller and larger units; allowing for less expensive alternatives to roads and walkways in developments (e.g. wider streets with pedestrian walkways instead of requiring sidewalks).
- g) Continue to work towards modifying local bylaws to better coordinate with state regulations.

HOUSING

GOALS/OBJECTIVES & ACTIONS – PUBLIC INPUT 6/12/19

- Conduct housing needs assessment.
 - Should address needs of people now and what Lyndon wants to be.
 - Rural Edge has specific ones for their projects, Barton has hone one – John Ryan (development consultant), St. Johnsbury has a very in-depth housing needs assessment.
 - Municipal planning grant (MPG) to fund.
- Preserve the character, historic look of Town while considering the needs of the future community.
 - Flexibility in the built environment.
 - Encourage development of community oriented public spaces and infrastructure.
- Encourage housing development and financially feasible renovations that are directed towards low and middle-income rental and 1st time home buyers.
 - Focus on quality and fair pricing.
 - Reevaluate density requirements (especially Main St. District) – 3-unit apartments are significantly more expensive to run than 15-unit apartments.
 - Is there anything in the zoning regulations that restricts efficient and high-quality housing?
- Reevaluate winter parking ban.
 - Public lot feasibility.
- Identify priority areas for housing development and renovation to attract future investment.
 - Housing priority plan.
- Encourage development of amenities to attract people.
 - Green space, play areas, walkways, dog park.
 - Open space/amenities requirements – rule like North Conway 25% open space requirement?
- Encourage mixed income development.
- Airbnb's taking over former rental units.
- Needs and expectations of housing uses, ex. Kingdom Trails, tourism, students, population.
 - John Ryan -Indep. approx. 6,000 price range.
 - Mix of housings apts.
 - Resident landlord vs. absentee landlord.
- Parking
 - Study available parking (Village Trustees)
- Main St. 2nd B/RM 1 3 B/RM because of need according to Rural Edge (128 Airbnb) more attractive (to owners) than residential rentals.
- Zoning Requirements - micro efficiencies (400 sq. ft. w/amenities. i.e. gym, sports, bike racks via State grants).
 - Form based zoning – consistent neighborhood feeling.
- Historic preservation housing