

TOWN OF LYNDON
PLANNING COMMISSION
June 13, 2018 Meeting Minutes
Approved 7/11/18

Planning Commissioners: Sean McFeeley, Sylvia Dodge, Susan Hanus, Tammy Martel

Public Official(s): Annie McLean

Public: Barbara Irwin, Kathleen Walsh

Sean McFeeley chaired the meeting, which was called to order at 6:28 p.m.

Sean McFeeley made a **motion to approve the minutes of May 23, 2018**. Tammy Martel **seconded the motion**. The Commission **voted 4-0**.

Commissioners continued discussion of potential changes to the Rural Residential (RR) District minimum lot size and the addition of a minimum lot width/depth ratio to the RR District. Commissioners favored the addition of a 20% minimum lot width/depth ratio to the Minimum Requirements for Development Table (Attachment 2) in the Zoning Bylaws (Bylaws) versus the addition of more detailed language describing the minimum lot/depth ratio to the RR District section of the Bylaws. Annie McLean shared data concerning the number of parcels¹ in the Town that were 10 acres and greater (524), 10 acres but less than 11 acres (115), and 25 acres plus (232). Commissioners discussed the need for public outreach and input on rural zoning in addition to potentially allowing landowners a limited time to subdivide under the current regulations if and when a new RR minimum lot size were to be adopted.

Commissioners continued review and consolidation of allowed uses in the bylaws. Specific attention was given to “other uses” in the RR District (section 3.1.2.20) and “other uses” as allowed in other districts. Commissioners were in favor of replacing all instances of “other uses” with the same, clarifying language:

“Any use substantially, materially, and outwardly similar to those set forth above in Sections *[insert reference to permitted uses in district]* and *[insert reference to conditional uses in district]*.”

Ms. McLean will provide draft language for a written report on a proposed bylaw amendment for “other uses” as required under 24 V.S.A. § 4441 for review at the next Planning Commission meeting. The report will also contain proposed changes to address smaller housekeeping items. The Commission will continue its ongoing review of allowed uses as time allows.

Annie McLean provided updates on the search for consultants for the development of commercial area design guidelines (MPG 2018) and the conceptual plan development for 433 East Burke Rd. (*noting a conference call with Roy Schiff from Milone & MacBroom has been scheduled for the next meeting*). Ms. McLean also noted that Barbara Irwin and Kathleen Walsh, both residents of Darling Hill Rd. had prepared a presentation on scenic overlay districts and had requested time on an upcoming agenda to share this information. The scenic overlay districts presentation was scheduled for the July 11th meeting.

Annie McLean shared Wastewater System and Potable Water Supply permit notices received from the State.

¹ Based off the 2018 Grand List. “Parcel” includes all contiguous land in common ownership and thus is not an exact count of actual parcels or an exact calculation of parcel acreage.

The next Planning Commission meeting is June 27th at 6:30 p.m. Sean McFeeley will not be present.

The meeting adjourned at 7:58 p.m.