

TOWN OF LYNDON
PLANNING COMMISSION
June 14, 2017 Meeting Minutes
Approved 6/28/17

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

Public Official(s): Annie McLean

Public: None

Chris Thompson called the meeting to order at 6:31 p.m.

Chris Thompson made a **motion to approve the minutes of May 24, 2017**. Jack Berube **seconded the motion**. The Commission **voted 5-0**.

Jack Berube presented an overview of the history of Land Use Law, including an example of Oregon's use of the term "urbanable".

Sylvia Dodge, Mike Schlesinger, and Annie McLean gave a brief overview of topics covered at the Vermont League of Cities and Towns (VLTC) Spring Planning and Zoning Forum.

The Commission continued the discussion on potential changes to the Rural Residential District. Jack Berube suggested that the Commission revisit allowed uses town wide as well as revisit the official zoning district map now that much of the Commercial District is encumbered by floodplain regulations. He suggested that there may be an opportunity to expand the Commercial Zoning District to other, more appropriate areas of Town. Commissioners were generally in agreement and will continue the conversation at the next meeting.

Chris Thompson brought up the issue of minimum lot size requirements in areas where the majority of the existing development is nonconforming due to the minimum lot size requirements. Mr. Thompson referenced how the lack of flexibility on the required minimum lot size for a two-family dwelling has affected properties in the Charles Street neighborhood and elsewhere, particularly the 354 Charles Street property, which is physically set up as a duplex but under the current zoning regulations does not have enough land area to be used as two-family dwelling. Commissioners discussed and agreed that the addition of minimum lot size to the section 4.4.3 allowance for conditional approval of development that does not meet the minimum requirements for development in a district, would give the Development Review Board the ability to allow densities of new development and redevelopment to be more consistent with the densities of surrounding development. Annie McLean will prepare draft language for a report of the proposed zoning change in accordance with 24 V.S.A. §4441(c) for review at the next meeting.

Next Planning Commission meeting will be June 28, 2017 at 6:30 p.m.

The meeting adjourned at 8:09 p.m.