

TOWN OF LYNDON
PLANNING COMMISSION
July 25, 2018 Meeting Minutes
Approved 8/8/18

Planning Commissioners: Mike Schlesinger, Sean McFeeley, Evan Carlson, Sylvia Dodge, Susan Hanus, Tammy Martel

Public Official(s): Annie McLean

Public: None

Mike Schlesinger chaired the meeting, which was called to order at 6:30 p.m.

Sylvia Dodge noted that contrary to the July 11th meeting minutes she was not present at that meeting nor did she make any motions. The draft minutes from the July 11th meeting were amended to reflect Sylvia's absence. Sean McFeeley made a **motion to approve the minutes of July 11, 2018 as amended**. Susan Hanus **seconded the motion**. The Commission **voted 6-0**.

Susan Hanus and Annie McLean gave an overview of their trail scouting trip with Kingdom Trails (KT) Trail Manager CJ Scott, during which they hiked across the railroad bridge from the 433 East Burke Road property and roughly followed the West Branch of the Passumpsic River all the way to the KT owned parcel on Darling Hill Road. The main takeaway was that the terrain is such that it would be feasible to construct a mountain bike trail connecting the existing KT trail network to a point north of the 433 East Burke Road parcel where it could connect with the existing VAST Trail. KT and the Town of Lyndon will continue to move this piece of the project forward by reaching out to relevant landowners to discuss the idea of a new trail in addition to researching possible environmental and/or permitting constraints.

Evan Carlson updated the Commission on Lyndon's USDA Rural Business Development Grant award. Lyndon will receive a total award of \$88,827, a reduction from the original ask of \$100k but, which he believes will still be enough to complete the following proposed projects:

- Community Fiber Feasibility Study - This will provide a plan for getting Lyndon's last miles connected to high speed internet while also creating a couple jobs in the process;
- Free public WiFi in the Village Center - Deployment of a free public wifi network stretching from the town offices to Green Mountain Books; and,
- Technical Assistance to Village Businesses - A pool of funds will be available to our retail & small village business to improve or develop a digital strategy.

Commissioners reviewed a draft report on the following proposed bylaw amendments: 1) increase Rural Residential (RR) District minimum lot size to 10 acres; and, 2) addition of RR lot width/depth ratio requirement. Additional discussion followed concerning the "Sutton/clustered lot" density based lot size, model and potential effects on property values as well as additional ways to publicize the hearing. Sylvia Dodge made a motion **to approve the draft report as written and direct staff to warn a public hearing on the proposed bylaw changes for September 12, 2018**. Susan Hanus seconded the motion. The Commission **voted 6-0**.

Commissioners continued review and consolidation of allowed uses in the bylaws.

The next Planning Commission meeting is August 8, 2018 at 6:30 p.m.

The meeting adjourned at 8:00 p.m.