

TOWN OF LYNDON
PLANNING COMMISSION
September 12, 2018 Meeting Minutes
Approved 10/10/18

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

Public Official(s): Annie McLean

Press: None

Public: Larry Willey, Marty Feltus

Mike Schlesinger chaired the meeting, which was called to order at 6:32 p.m.

There were no agenda changes or public comment for non-agenda items.

Mike Schlesinger made a **motion to approve the minutes of August 15, 2018**. Sean McFeeley **seconded the motion**. The Commission **voted 5-0**.

Mike Schlesinger opened the **PUBLIC HEARING** on the proposed amendments to the Town Zoning Bylaws (Bylaws), which included:

- 1) Addition of a minimum lot width/depth ratio of 20% for the Rural Residential District; and,
- 2) Increasing the required minimum lot size in the Rural Residential District to 10 acres.

Annie McLean read the notice of public hearing and provided a brief overview of each proposed change and the intent behind the change. Marty Feltus thanked the commissioners for their service to the Town. Ms. Feltus commented that a 10-acre minimum lot size in the Rural Residential Zoning District might actually create more fragmentation of open lands and wondered how the proposed change would affect existing lots under 10-acres. Ms. McLean reviewed the existing small lot provision in section 8.1.1 the Bylaws, which allows any lot in individual and separate and non-affiliated ownership from surrounding properties in existence on the effective date of this by-law, to be developed for the purposes allowed in the district in which it is located, even though not conforming to minimum lot size requirements. Ms. McLean then explained the research done by the Commission with the intent of making Lyndon's rural re zoning more compatible with the rural area zoning in surrounding towns. She went on to note that several neighboring Towns have Two-tiered rural zoning districts. Evan Carlson added that the Commission felt that it was important to find a way to protect the rural areas from overdevelopment and to protect existing view sheds in order to support tourism. Sean McFeeley commented that there are still larger parcels in the Residential Neighborhood (RHN) District that can be developed, i.e. further subdivided into smaller lots and that the intent of the existing zoning was to encourage higher density development in the RNH District. Discussion continued. Mike Schlesinger suggested that smaller, clustered lots be allowed if the lot to be subdivided were greater than 30 acres and the difference between the proposed lot and 10 acres were permanently set aside. Susan Hanus noted that shared water and wastewater systems might be necessary to facilitate clustered development.

Hearing no further testimony from the public, Sean McFeeley made a **motion to close the public hearing**. Mike Schlesinger **seconded the motion**. The Commission voted 5-0. Sean McFeeley made a **motion to approve the written bylaw amendment report [with the addition of language explaining the intent of the Planning Commission to revise the existing ARTICLE XII**

PLANNED UNIT DEVELOPMENT (PUD) language to include more flexibility for the development of smaller, clustered lots and density bonuses] and forward it to the Town Selectboard. Mike Schlesinger **seconded the motion.** The Commission voted 5-0.

Larry Willey gave a brief explanation of the potential effects of 10-acre zoning and a scenic viewshed overlay on property values, noting that any value change would be based on actual comparable sales. The impacts of agricultural overlays and conservation easements were also discussed.

Commissioners decided to postpone the continued review and consolidation of allowed uses and definitions of uses to the next meeting.

Ms. McLean provided the Commission with updates on the status of the 2018 Municipal Planning Grant Consultant selection, the 433 East Burke Rd. Greenspace Project, and the soon to be installed computer screen for the meeting room.

The next Planning Commission meeting is September 26, 2018 at 6:30 p.m.

The meeting adjourned at 7:57 p.m.