

**TOWN OF LYNDON**  
**PLANNING COMMISSION**  
**September 27, 2017 Meeting Minutes**  
*Approved 10/25/17*

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

**Public Official(s):** Annie McLean

**Public:** Barbara Irwin

Chris Thompson chaired the meeting, which was called to order at 6:33 p.m.

Barbara Irwin, a Darling Hill resident, spoke during the public comment for non-agenda items. She raised concerns with the continued development of the Darling Hill area, specifically the amount of subdivisions and the small lot sizes currently allowed. Ms. Irwin asked where the Commission was with their review of the Rural Residential (RR) District Zoning Regulations. Several commissioners explained that the Commission was currently working on a review of the allowed uses town wide, which included those in the RR District, and that they had discussed making changes to the minimum lot size to more closely align with the minimum lot size in the rural areas of surrounding towns. Annie McLean mentioned that the Town was planning to apply for assistance through a Municipal Planning Grant to specifically address the rural area zoning in Lyndon.

Sylvia Dodge made a **motion to approve the minutes of September 13, 2017 as amended**. Mike Schlesinger **seconded the motion**. The Commission **voted 4-0**.

The PlannersWeb Topic Discussion was postponed until the October 25th meeting. Evan Carlson has volunteered to present.

Annie McLean gave an overview of the specific types of assistance that pertained to zoning bylaw updates that the Town could apply for under the 2018 Municipal Planning Grant Program.

Chris Thompson made a **motion to recommend that the Town apply for a 2018 Municipal Planning Grant to facilitate revisions of the rural area zoning regulations and the development of design guidelines for commercial development**. Sean McFeeley **seconded the motion**. The Commission **voted 4-0**.

Commissioners continued review and consolidation of the allowed uses and definitions of these uses found in the Town Zoning Bylaws.

Sylvia Dodge volunteered to take minutes during Annie McLean's upcoming maternity leave in January 2018. There was also discussion about not meeting in January 2018.

Annie McLean shared an invitation to the Vermont League of Cities and Towns (VLCT) 2017 Fall Planning and Zoning Forum.

Next Planning Commission meeting will be October 11, 2017 at 6:30 p.m. Evan Carlson will not attend.

The meeting adjourned at 8:03 p.m.