

TOWN OF LYNDON
PLANNING COMMISSION
October 25, 2017 Meeting Minutes
Approved 11/8/17

Planning Commissioners: Chris Thompson, Evan Carlson, Sylvia Dodge, Mike Schlesinger

Public Official(s): Annie McLean

Public: Barbara Irwin, David, Dwyer, Catherine Dwyer

Chris Thompson chaired the meeting, which was called to order at 6:34 p.m.

Catherine Dwyer, David Dwyer, and Barbara Irwin, all Darling Hill residents, spoke during the public comment for non-agenda items. Catherine Dwyer noted that Darling Ridge was the jewel of Lyndon and warranted protection from development. David Dwyer noted the speeding issue and listed the many commercial uses currently in operation on Darling Hill. Ms. Dwyer asked the Commission if the zoning could be changed and Chris Thompson explained that the Commission was currently in the process of reviewing the allowed uses town-wide, which included uses in the Rural Residential District, and 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. Barbara Irwin 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 noted that Peacham had revised their zoning to allow smaller lot sizes and increased density in the Village while developing an agricultural overlay zone to protect their working lands. Annie McLean noted that Sutton also recently adopted zoning to protect their working landscapes and the Planning Commission had discussed the Sutton model. Ms. McLean also explained that the Town has applied for a Municipal Planning Grant to help update the Town Zoning Bylaws to better protect the working landscapes of the rural areas. Chris Thompson explained that the Commission was working through these issues and the Commission must follow the public process outlined in Statute. He also advised that all Planning Commission meeting agendas and minutes were posted on the Town website.

Mike Schlesinger made a **motion to approve the minutes of September 27, 2017 as amended**. Chris Thompson **seconded the motion**. The Commission **voted 4-0**.

Evan Carlson gave a brief presentation on the digital divide in rural America touching on slow upload speeds across the Northeast Kingdom, accessibility to high-speed internet at Lyndon State College and the proposed co-working space in the former Bag Balm building, and the high-speed internet co-op model used in East-Central Vermont.

Annie McLean stated that the Town had submitted an application for a 2018 Municipal Planning Grant Program. Award decisions will be made in early December 2017. If approved grant funds will be used to update local zoning bylaws to protect the working landscapes of the rural areas and to develop design guidelines that encourage compact, commercial development within and adjacent to the Village that enhances Lyndon's small town character.

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

Chris Thompson asked Annie McLean to draft a thank you letter, on behalf of the Commission, to Jack Berube for service on the Planning Commission. The other Commissioners agreed.

Chris Thompson also noted that he would be following up with Town Administrator Justin Smith and the Selectboard concerning the joint Planning Commission/Development Review Board letter to the Selectboard in support of Lyndon providing tax map and other parcel level data to the general public via the Town's website.

Next Planning Commission meeting will be November 8, 2017 at 6:30 p.m.

The meeting adjourned at 8:03 p.m.