

TOWN OF LYNDON
PLANNING COMMISSION
November 27, 2019 Meeting Minutes
Approved 12/11/19

Planning Commissioners: Sean McFeeley, Sylvia Dodge, Evan Carlson, Emily Irwin, Tammy Martel

Public Official(s): Annie McLean

Press: None

Public: Joe Buzzi

Sean McFeeley chaired the meeting, which was called to order at 6:00 p.m.

Sean McFeeley suggested that additional review of the working draft of the 2020 Municipal Plan, be pushed back to the next meeting. The Commission agreed. Ms. McLean shared that a complete draft of the 2020 Municipal Plan should be available for review at the next Planning Commission meeting. The Commission directed Ms. McLean to prepare a draft report in accordance with 24 V.S.A. § 4384 for review as well and agreed to set a date for the 1st public hearing (tentatively January 22nd) on the Plan at the next Planning Commission meeting, pending review of the draft Plan and the report.

Tammy Martel made a **motion to approve the minutes of November 13, 2019**. Evan Carlson **seconded the motion**. The Commission **voted 6-0**.

The Commission received a petition filed in accordance with 24 VSA Section 4441 to “*repeal the existing Article XI Floodzone Regulations adopted by the Selectboard on September 6, 2016 and replace said regulations with the previous floodzone regulations that were in effect in 2015*”. Ms. McLean provided an overview of the bylaw adoption process. Evan Carlson noted that it was his understanding that the pre-2016 Article XI Flood Hazard Regulations were not compliant with the National Flood Insurance Program (NFIP). The Commission directed Ms. McLean to request an NFIP checklist for the pre-September 27, 2016 Article XI Flood Hazard Regulations from the State National Flood Insurance Program (NFIP) Coordinator at the Vermont Agency of Natural Resources and to prepare a draft written report in accordance with 24 VSA § 4441 that provides the following:

- a. brief explanation of the proposed bylaw;
- b. includes a statement of purpose; and,
- c. includes findings regarding how the proposal:
 - i. Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing;
 - ii. Is compatible with the proposed future land uses and densities of the municipal plan; and,
 - iii. Carries out, as applicable, any specific proposals for any planned community facilities.

The Commission agreed to review both the report and the NFIP checklist (if available) at the next Planning Commission meeting and set a date (tentatively January 8th) for a public hearing.

The next Planning Commission meeting is scheduled for December 11th at 6:00 p.m.

The meeting adjourned at 6:27 p.m.

Respectfully submitted by: AMclean