

TOWN OF LYNDON
PLANNING COMMISSION
November 28, 2018 Meeting Minutes
Approved 1/30/19

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

Public Official(s): Annie McLean, Chris Thompson

Press: Amy Ash Nixon

Public: Abby Long, Robert Howland, Claire Morrison, Ben Copans

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

Sean McFeeley made a **motion to approve the minutes of November 14, 2018**. Evan Carlson **seconded the motion**. The Commission **voted 4-0**.

433 East Burke Rd. Greenspace Project

Annie McLean provided an update on the Phase II Environmental Assessment. Commissioners discussed conceptual plans prepared by Milone & MacBroom for the 433 East Burke Rd. Greenspace Project and invited public comment/discussion.

Robert Howland stated that he thought the Town should sell the property to get it back on the tax roll rather than spending money on a park. Tammy Martel and Evan Carlson explained that the Planning Commission had received close to 200 responses from a survey distributed at Town Meeting supporting the idea of utilizing this site as a public green space/recreation space and Ms. McLean noted that the Selectboard had directed the Planning Commission to proceed with the planning for the site as such. Claire Morrison said she liked the idea of a park with connections to the exiting Kingdom Trails network and that getting rid of the existing “eyesore” would benefit the Town. Chris Thomson noted that the property was not a good location for a garage or other similar use as it is prone to flooding. He added that he did not think the parcel would generate much additional income for the Town from tax revenue due to its location in the River Corridor and Floodplain. He then spoke about how the parcel would help boost the local economy by attracting participants in the outdoor recreation industry, which is rapidly growing in the area. Mr. Thompson asked if the concept designs could comply with the Town’s existing Flood Hazard Area Regulations. Ms. McLean answered yes and shared comments on the design from Sacha Pealer, the State National Flood Insurance Program (NFIP) Coordinator at the Vermont Agency of Natural Resources. Evan Carlson explained that the Planning Commission did not want to spend a lot of tax payer money on the project but would rather take advantage of existing grant funding opportunities. Abby Long the Executive Director of Kingdom Trail (KT) Association said that KT was excited to see a hub for the trail network being developed in Lyndon, noting that supporting all local communities, not just Burke, was a part of the Association’s mission. She added that a public park with a connection to KT at this location would help to spread the economic benefits KT brings from East Burke into Lyndon. Ben Copans, Watershed Coordinator for the Vermont Agency of Natural Resources (ANR) watershed Management Division, noted that keeping the sit open and not constrain the River was the best way to allow the River to move naturally and combined with appropriate vegetation would help to avoid significant erosion on site.

General discussion on specific proposed elements of Concept Design A and Concept Design B ensued.

Possible funding sources for the planning and development budget for the project were also discussed.

Definition(s) of “inn”

Commissioners decided to postpone discussion on draft language for a definition of “inn” until the next Planning Commission meeting.

News/Announcements

Annie McLean informed Commissioners that the Selectboard voted against the adoption of the recently proposed zoning changes to the Rural Residential District at their meeting this past Monday and that members of Selectboard felt the that focus of future proposed amendments to the Town Zoning Bylaws should be shifted toward revisions to the Article XI Flood Hazard Regulations. Ms. McLean noted that the Selectboard had not provided specifics on what areas of Article XI they perceived needed attention, however she expected that more detailed feedback was forthcoming. Sylvia Dodge suggested that the Commission invite members of the Selectboard to the next Planning Commission meeting and/or schedule a joint meeting to discuss next steps. Commissioners agreed and directed Ms. McLean to extend the invitation to the Selectboard.

The next Planning Commission meeting is December 12, 2018 at 6:30 p.m.

The meeting adjourned at 7:36 p.m.