

**TOWN OF LYNDON**  
**PLANNING COMMISSION**  
**December 11, 2019 Meeting Minutes**  
*Approved 12/18/19*

**Planning Commissioners:** Sean McFeeley, Sylvia Dodge, Susan Hanus, Emily Irwin, Ken Mason, Tammy Martel

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

**Press:** Todd Wellington

**Public:** Joe Buzzi, Curtis Carpenter, Keith Johnson, Bob Howland, Kurt Nygren, Sacha Pealer (VT DEC), John Broker-Campbell (VT DEC)

Sean McFeeley chaired the meeting, which was called to order at 6:00 p.m. Annie McLean suggested taking up agenda item #5 before the Town Plan items. Sean McFeeley made a motion to **move agenda item #5 to directly follow item #2**. Sylvia Dodge **seconded the motion**. The Commission **voted 6-0**.

Susan Hanus noted she was not present at the previous Planning Commission meeting. Sean McFeeley made a **motion to amend the minutes of November 27, 2019, removing Ms. Hanus from the list of Planning Commissioners present, and approve the minutes as amended**. Emily Irwin **seconded the motion**. The Commission **voted 5-0** (Susan Hanus abstained).

Sacha Pealer –VT DEC, Northwest Regional Floodplain Manager and John Broker-Campbell – VT DEC, Assistant NFIP Coordinator shared a letter from Rebecca Pfeiffer – State Floodplain Manager/NFIP Coordinator and presented an overview of the National Flood Insurance Program (NFIP) Community Floodplain Management Review Checklist for the June 10, 2013 Article XI Flood Hazard Regulation, ultimately noting that the 2013 Flood Hazard Regulations did not meet the minimum requirements for the NFIP. Ms. Pealer and Mr. Broker-Campbell answered additional questions from the Planning Commission and shared a second letter from Molly Lucia Kaput FEMA Senior Emergency Management Specialist detailing the consequences of adopting a non-NFIP compliant bylaw. The Commission reviewed the draft Planning Commission Reporting Form for Municipal Bylaw Amendments pertaining to the proposed repeal/amendment of the Article XI Flood Hazard Regulations.

Sean McFeeley made a **motion to amend the draft Planning Commission Reporting Form for Municipal Bylaw Amendments by adding a reference to the letter from State Floodplain Manager/NFIP Coordinator Rebecca Pfeiffer dated December 11, 2019 and a reference to noncompliance with 24 V.S.A. § 4424, and to approve the Reporting Form as amended**. Sylvia Dodge **seconded the motion**. The Commission voted 6-0. Sean McFeeley made a **motion to warn a public hearing on the proposed repeal/amendment to the Article XI Flood Hazard Regulations in the Town Zoning Bylaws for January 8, 2020**. Sylvia Dodge **seconded the motion**. The Commission voted 6-0.

The Commission discussed the most recent draft of the 2020 Town Plan and development of a draft of the required Planning Commission Reporting Form for Municipal Plan Amendments in accordance with 24 V.S.A. § 4384. The Commission agreed to hold a meeting on December 18<sup>th</sup> to review the draft Plan Reporting Form and make final changes to a draft Town Plan that will be warned for a first public hearing (tentatively January 22, 2020).

The next Planning Commission meeting is scheduled for December 18th at 6:00 p.m.

The meeting adjourned at 7:19 p.m.

*Respectfully submitted by: AMclean*

DRAFT