

**Town of Lyndon**  
**Planning Commission Meeting Minutes**  
**Wednesday, August 14, 2024**

In attendance—

COMMITTEE MEMBERS: Ken Mason, Curtis Carpenter, Dan Guest, Robert Little (Zoom)

OFFICIALS: Tracy Bodeo (Planning Director)

PUBLIC: ---

PRESS: Paul Hayes (Zoom)

---

**Meeting begins:** Chair, Dan Guest opens meeting at 6:06 pm

**Agenda Changes:** There were no changes to the agenda.

**Approval of the minutes from the July 10<sup>th</sup> 2024, meeting:** Ken Mason made the motion to approve. Curtis Carpenter seconded the approval. All in favor; passed 4-0.

**Comments from public on non-agenda items:** No public present.

**Current business:** Tracy reported an overview of items/projects that she has been looking into and researching since starting as Planning Director. These include—

- Meeting with Marty Feltus, getting caught up to speed on the Hazard Mitigation Highway and SLR's suggestions on flood mitigation. Discussed what the PC's suggestions might be. Ken Mason talked about the possibility of dam removal, but it is too early to know. Curtis stated that we are not sure if the suggestions by SLR will work and even if something was done, not all properties would benefit. Many of these recommendations are not predicted to be that effective. There is another meeting for the public at 4:00 pm on Thursday, August 22<sup>nd</sup>. Location still to be decided.
- Getting caught up on the Sanford Covered Bridge project to take over some of the associated tasks.
- Talked about having one of the NVDA personnel come out to review our Village Center designation and its benefits, as well as the possibility of either adding on a Neighborhood Designation or shifting to a Downtown designation. Will try to set this up for the PC at a future meeting.
- Discussed trying to bring together several of the groups within the area to talk about individual projects and how we can help each other and how Tracy can help with planning.
- Informed PC of some of the upcoming conferences/information sessions that she will be attending, such as going to Dog River Park in Northfield to take a tour and receive information about what they did with this area, after the flooding caused by Tropical Storm Irene. They may be able to offer some planning suggestions for our area.
- Discussed a "request for assistance" through the Emergency Watershed Protection Program that was sent in with the Town of Lyndon as the sponsor. Any resident can request assistance if they

are in need of channel bed stabilization, landslide treatment, streamline protection, etc., that would protect against loss of life or property. The funds cannot be used to repair any damaged property itself, just the damaged streambank next to the property. The sponsor would be responsible for 10 – 25% of the cost of the project, but this can be in cash or in-kind donations.

- We also discussed the Power's Park Project and the design for the playground (1<sup>st</sup> phase of the project). Tracy met with Jesse Noone (NVDA) and went over the plans and the use of a Community Development Block Grant, that was extended until the end of the year, to be used to fund the initial planning and design. We will be meeting again with the Village Improvement Society (VIS) on September 4<sup>th</sup> and they will present in front of the Selectboard on September 16<sup>th</sup> and discuss next steps.

**New business:** We will discuss some new planning goals at the next PC meeting.

**Next meeting:** Aug 28<sup>th</sup> at the Lyndon Town School Library where there will also be a meet and greet for Tracy.

**Adjourn:** Curtis made a motion to adjourn. Ken seconded the motion. The meeting adjourned at 6:46 pm.