

Town of Lyndon
Planning Commission Meeting Minutes
Wednesday, November 13, 2024

In attendance—

COMMITTEE MEMBERS: Holly Taylor (chair), Ken Mason, John Peters, Curtis Carpenter (Zoom)

OFFICIALS: Tracy Bodeo (Planning Director)

PUBLIC: ---

PRESS: ---

Meeting begins: Chair, Holly Taylor called the meeting to order at 6:00 pm.

Agenda Changes: Holly made a motion to add a discussion on the passage of Article V, Nonconformities update. Seconded by Ken Mason. Motion passed and was added to the agenda.

Approval of the minutes from the October 23, 2024, meeting: Ken Mason made a motion to approve. Curtis Carpenter seconded the motion. Approved 4-0.

Comments from public on non-agenda items: None

Meeting Discussion—

- Holly discussed the passage of Article V, Nonconformities by the Select Board at their last meeting on November 4th. There should be an email/paper trail showing that the bylaw change was passed by the PC in July and sent to the Select Board. Holly said she would check for the email that was sent from the PC to say they passed it.
- Tracy gave updates on several projects that are going on around Lyndon. First, the Village Improvement Society (VIS) met with the Select Board on October 21st giving their final report on the planning of the 3-Phase Powers Park project. The first planning grant will be closing out in the next month or so. Next steps will be VIS fundraising and looking for another grant for implementation of the project.
- Next, Tracy reported that the Town of Lyndon was awarded the full amount requested, (the maximum amount allowed per municipality), in the application for the Municipal Energy Resilience Program (MERP) grant, a total of \$499,704. This funding will be used for energy-saving projects in all five municipal buildings, (Municipal office building, Cobleigh Public Library, Fenton Chester Arena, Public Safety Building, Lyndon Highway Garage). This will include upgrades and improvements to the thermal barriers, weatherproofing/air-sealing, HVAC systems, smart thermostats, water heaters, heat pumps, insulation levels.
- Tracy will be meeting with Nicole Gratton (who still manages the Sanborn Bridge project) on Friday to discuss additional funding being requested through another TAP grant for the Sanborn Bridge. They will also discuss any alterations to the engineering that may occur to raise the bridge higher than originally planned after the HMC reports suggested that alterations to the areas around the bridge and route 5 intersection may be beneficial for decreasing inundation flooding

that occurs. Plans to repair the bridge will continue in the Spring. Updated grant implementation spreadsheets will be shared with Tracy and the Town as the project continues.

- The Hazard Mitigation Committee put in two pre-applications in August for projects relating to decreasing flooding in the town—a dry bridge just south of the Main Street bridge/Rt.5/114 intersection, and a floodplain park at the site of the old Town garage. The HMC was invited to submit full applications for both projects and is in the process of doing this now. We are working with the engineers from SLR, who are completing the cost-benefit analysis on each of the chosen projects and will share their final report in December. The full applications will be submitted in early 2025.
- The PC next discussed ideas for a winter activity for residents during the cold winter months. Winter cross-country skiing around some of the fields in the area was brought up, on Town land and/or Powers Park or LI fields. Next, they discussed the possibility of a window decorating contest with a snowman scavenger hunt (to get people into businesses). There are already some winter activities planned in the town that occur annually. There could be a January – March, multi-week craft activity, creating display elements for the town or other crafts. They could display the final products at another holiday event and possibly have food trucks, etc. The PC will continue to think about this.
- The PC discussed the open informational session happening on Wednesday, November 20, 2024, where Gary Holloway of the VT DHCD will give a presentation on the State Downtown Designation program and then answer questions, along with Gillian Sewake (of Discovery St. J). After this information session the town can start discussing whether they would like to pursue this along with a downtown board. There are many benefits but also a large commitment by a downtown board/non-profit organization. Tracy has invited business owners, the LI board chair, and members of the community to come to this information session and will remind local businesses again right before the event.
- The PC decided to cancel their next regularly scheduled meeting since several members would not be able to attend due to the Thanksgiving holiday. They will next meet on December 11th. Meetings may be back in the Municipal building by then if they finish painting and putting the rugs in. If not, the meetings will continue in the library until January.
- A brief discussion took place with Ken talking about what happened at the last meeting with Evan Dell'Olio about the new Biomass plant and the technology involved. If the public is made aware of everything that is going on in terms of pollution and production of this new plant in the industrial park, they will be able to complete a longer public comment period, which is now what is required instead of the expedited process.

Adjourn: Holly suggested entertaining a motion to adjourn at 7:23 pm. Ken Mason made the motion. Seconded by John Peters. Approved, 4-0.