

**TOWN OF LYNDON**  
**PLANNING COMMISSION**  
**May 10, 2017 Meeting Minutes**  
*Approved 5/24/17*

**Planning Commissioners:** Chris Thompson, Jack Berube, Andrea Day, Sylvia Dodge, Sean McFeeley, Mike Schlesinger

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

**Public:** Nancy Lang, Linda Toborg

Chris Thompson called the meeting to order at 6:31 p.m.

Chris Thompson made a **motion to approve the minutes of April 26, 2017**. Jack Berube **seconded the motion**. The Commission **voted 6-0**.

Chris Thompson gave an overview of the North Country Federal Credit Union request to re-zone the parcel located at 155 South Street from Residential Neighborhood to Village Commercial. Linda Toborg stated her concerns about commercial encroachment on the residential street (South Street). Nancy Lang stated that she completely agreed with Ms. Toborg adding that South Street is “one of the nicest neighborhoods in the Village”. Ms. Toborg then stated that South Street is also one of the oldest residential neighborhoods in Lyndon. Mike Schlesinger asked Ms. Toborg and Ms. Lang how long they would tolerate an empty house falling into disrepair due to a lack of occupancy. Both women stated that they had no issue with that. Mr. Thompson asked for additional discussion from the Commission and there was none. Chris Thompson made a **motion to prepare a written report, in accordance with 24 V.S.A. §4441(c), on the proposed rezoning of 155 South Street from the Residential Neighborhood District to the Village Commercial District**. Mike Schlesinger **seconded the motion**. The Commission **voted 3-3. MOTION DID NOT CARRY**. Andrea Day stated that she was not comfortable recommending the change of one parcel in this case and suggested that the Commission take a comprehensive look at the zoning designations town-wide.

The Commission discussed potential zoning changes to the Darling Hill area. It was generally agreed that changes to Rural Residential (RR) District may address some of the concerns of the Darling Hill residents and the Lyndon Development Review Board. Annie McLean gave a brief explanation of the “other” conditional use in the RR District and how it could be clarified by excluding any uses allowed elsewhere in Town but specifically not allowed in the RR District. Minimum lot size in the RR District was discussed. The current minimum lot size in the RR District is 40,000 square feet for parcels not on municipal water and wastewater systems. Jack Berube noted that there were about 12 parcels under 3 acres in size on Darling Hill. The Commission directed staff to prepare suggested changes to uses allowed in the RR District as well as language providing more clarity for the term “other”. Staff will also research allowed uses and minimum lot sizes in rural areas of neighboring communities.

Annie McLean noted that the Town of Kirby would be holding a public hearing on proposed changes to their zoning regulations and that the Town of Burke would be holding a public hearing on its municipal plan update. Ms. McLean also noted that the Vermont League of Cities and Towns (VLTC) was hosting its Spring Planning and Zoning Forum on June 14<sup>th</sup> and that she, Mike Schlesinger, and Sylvia Dodge would be attending. Ms. McLean also agreed to compile a list of topics from the PlannersWeb website for selection at the next meeting.

Next Planning Commission meeting will be May 24, 2017 at 6:30 p.m.

The meeting adjourned at 7:53 p.m.