

**TOWN OF LYNDON
PLANNING COMMISSION**

October 12, 2016

DRAFT

Planning Commission Attendees: Jack Berube, Andrea Day, Susan Mills, Chris Thompson.

Public Official: Annie Geratowski

Public: Jim O'Reilly, Christian Plaud, Jess Gullbrand

Sue Mills called the meeting to order at 6.37 PM.

A motion to approve the minutes of September 28, 2016 was made Chris Thompson., seconded by Jack Berube., and approved 4-0.

Discussion: Potential Darling Hill Area Re-Zoning

Sue Mills introduced the topic and gave some background on previous discussions on the topic. Planning commissioners agreed that the Darling Hill area is unique and has significantly different development concerns than other properties within the Rural Residential Zoning District. It was generally agreed that major concern is aesthetic impacts of future development on the character of the area.

Appropriate boundaries for a potential new zoning district or overlay district were discussed including: 1) From the Darling Hill/Route 114 intersection to the Burke border including all lands between the East and West Branches of the Passumpsic River, extending the district along Route 114 to the border with East Burke, properties with frontage on Darling Hill, and a Darling Hill Corridor extending a set distance from each side of the road. Commissioners agreed that they want to support recreational uses and the economy that is developing as result of these increased uses (biking, running, horseback riding) without compromising character of the area. Uses that complement the recreational and agricultural uses may be appropriate. Chris Thompson suggested that perhaps a technology or manufacturing company would fit in if located in a structure architecturally compatible with the surrounding area. Cottage Industries as conditional use similar to what the Town of Hinesburg allows in their rural areas were discussed. It was noted that traffic from increased development is also a pressing concern. Jim O'Reilly suggested that Kingdom Trails is in need of additional trailhead parking and that more people are parking off of Darling Hill to access the trail network. Winter use is increasing with the growing popularity of fat biking and a resurgence of interest in snowshoeing and cross country skiing. The need for more campgrounds to accommodate recreational users of the trail and how to best regulate them was also discussed. No action was taken.

Commissioners agreed to continue the Darling Hill Re-Zoning discussion at their next meeting with the goal of expanding public outreach on the topic and hosting a public input session at their meeting on November 9, 2016.

A motion to adjourn was made Chris Thompson., seconded by Jack Berube., motion carried 4-0. Meeting adjourned at 8:00 PM