

PLANNING AND ZONING OFFICE

In 2018 the Planning & Zoning Office issued 87 zoning permits for land development, holding just about steady with the 85 permits issued in 2017. A total of 16 permits were issued for new dwelling units, including seven new single-family homes and nine new apartment units, while six permits were issued for home additions, 21 for residential modifications such as decks, breezeways, and ramps, and 15 permits for new residential accessory structures. Eleven permits were issued for new commercial uses, including three new home occupation permits, and two for expansions of existing commercial uses, which closely parallels the commercial permitting trends from 2017.

During 2018 the Planning Commission took the first steps in the process to convert the former Town Highway Garage site on East Burke Road into a public greenspace with access to the Passumpsic River and area trail networks, including Kingdom Trails and VAST. In February the Commission received a Vermont DEC Watershed Grant to develop a concept design for the greenspace project, which was completed by Milone & MacBroom in January of 2019. Simultaneously, a Phase I Environmental Assessment for the site was completed with additional funds from DEC and a Phase II Assessment funded through the U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant is underway. Throughout the year the Planning Commission also continued their review of the allowed uses (town-wide) contained in the Town Zoning Bylaws, which is expected to be finalized and presented to the Selectboard in mid-2019, in addition to drafting and proposing a major change to the required minimum lot size in the Rural Residential Zoning District, which was ultimately rejected by the Town Selectboard in October of 2018. Along with wrapping up several of the major projects begun in 2017/18, the Planning Commission's main focus in 2019 will be the required update of the 2015 Lyndon Town Plan, which is set to expire in early 2020. As always, copies of the Town Plan and the current Zoning Bylaws are available in the Planning & Zoning Office as well as online on the Town's website www.lyndonvt.org.

The Development Review Board approved 25 applications in 2018, including one major and six minor subdivisions, 17 conditional uses (eight of which also included a site plan review and seven of which included development in the flood hazard area), and one request for an extension of the completion date of a permit. The Board denied two conditional use and site plan applications and one stand-alone site plan. The volume of development review applications submitted in 2018 was similar to the 2017 volume and once again the Board approved several significant commercial projects including the adaptive reuse of the former Bag Balm Building on Broad Street as the Do North Coworking space and Mosaic restaurant, the expansion of the North Country Federal Credit Union branch on Center Street, and the conversion of a vacant single-family home on Main Street into Creative Healing and Fitness, a new multipurpose fitness and wellness space that is slated to open in early 2019. Additionally, the Board approved the development of Rural Edge's Olivia Place on Main Street, a project that will replace two existing apartment buildings with two new buildings, increasing the total number of affordable housing units on the site from 14 to 20.

As the Planning Director and Zoning Administrator it is my job to offer guidance to the public regarding municipal permits required for land development. Please do not hesitate to stop by my office for assistance or to ask questions about a project. I can be reached by phone at 626-1269 or via email at annie@lyndonvt.org. Lastly, thank you to the members of both the Planning Commission and the Development Review Board for their volunteer service to the community, especially Andrea Day and Christian Thompson who left the Planning Commission in 2018 after many years of service.

Annie McLean
Planning Director and Zoning Administrator