

TOWN OF LYNDON

NOTICE OF PUBLIC HEARING

The Lyndon Planning Commission will hold a public hearing on Wednesday, December 8, 2021 at 6:00 PM in the Lower Conference Room of the Municipal Building, 119 Park Avenue, Lyndonville, VT and on Zoom. This hearing will be held for public review and comment on a proposed amendment to the Town of Lyndon Zoning Bylaws pursuant to 24 V.S.A. § 4441. The proposed amendment includes:

(1) ARTICLE XVII: DEFINITIONS: The proposed bylaw amendments include revisions designed to provide greater clarity to both permit applicants and the Development Review Board (“DRB”), by revising existing definitions and adding additional definitions for terms used within the existing bylaws.

More specifically, the revised bylaws make changes to the following existing definitions: “Accessory Dwelling Unit”; “Agriculture”; “Bed and Breakfast”; “Childcare Facility”; “Dwelling Unit”; “Extraction of Earth Resources”; “Forestry”; “Home Occupation”; “Light Industry”; “Manufacturing”, “Fabrication”, “Research Lab, etc.”; “Medical Clinic”; “Mobile Home Park”; “Outdoor Recreation”; “Personal Wireless Services and Facilities”; “Planned Unit Development”; “Private Club”; “Public Building and Facility”; “Retail Store or Service”; “School”; and “Truck Terminal”.

At the same time, the revised bylaws add the following definitions to previously undefined terms: “Adult Care Facility” (encompassing “Assisted-Living Residences”, “Nursing Home”, and “Therapeutic Community Residence”); “Asphalt, Cement Aggregate Plant or Hot-Mix Plant”; “Bank/financial institution”; “Bar/Cocktail lounge/tavern/brewery”; “Campground” (including both “Primitive Campground” and “Developed Campground”); “Car Wash”; “Cemetery”; “Home childcare facility;” “Church (Place of Worship)”; “Dwelling Unit” (encompassing “Single-Household Dwelling”, “Two-Household Dwelling”, and “Multi-Household Dwelling”); “Fairgrounds”; “Funeral Home”; “Gas Station/Fuel Distribution”; “Household”; “Indoor Recreation/Arts/Community Facility”; “Lodging Establishment”; “Lumber Yard”; “Research Testing Lab”; “Motor Vehicle Repairs”; “Motor Vehicle Sales”; “Recreational Camp or Cabin”; “Residential Care Home; “Restaurant; “Salvage Yard”; “Self-Storage Facility”; “Slaughterer House”; “Telecommunications and Teleprocessing Facilities”; “Wholesale Storage and/or Distribution (non-hazardous materials)”; and “Wholesale Storage and/or Distribution (hazardous materials)”.

(2) Article III: DISTRICT OBJECTIVES AND DISTRICT REGULATIONS and ALLOWED LAND USE MATRIX: In conjunction with the revised and expanded definitions, the District Objectives and District Regulations and the corresponding Allowed Land Use Matrix is being revised and simplified, reducing the current 76 categories to 46, with all remaining categories corresponding to definitions contained within the revised bylaws. Of the 46 categories in the revised Matrix, 39 are unchanged, or essentially unchanged, from ones found in the existing Matrix. The seven new categories have been added, which including the following: “Adult Care Facility”; “Childcare Facility”; “Lodging Establishment”; “Salvage Yard”; “Self-Storage Facility,” “WS, Storage/Distribution (Non-Hazardous Materials)”; and “WS, Storage/Distribution (Hazardous Materials)”.

(3) The proposed bylaw amendments also update various nomenclature employed within the bylaws to be more consistent with contemporary usage. Most prominently, the term “household” has been substituted for “family” wherever that term appears in the bylaws.

(4) ARTICLE II: ZONING DISTRICTS: The proposed bylaw amendments also simplify the current zoning districts by combining the current Village Commercial District and the Main Street District into a single “Village and Main District,” while eliminating the Lyndon Corner Industrial District and the Industrial-Commercial District.

(5) Article VIII: MISCELLANEOUS: The proposed bylaw revisions also add new provisions to standardize when a permit is required for raising backyard chickens, and under what conditions such a permit can be granted. In particular, these new provisions make clear that, any proposed structure for the raising of chickens requires a permit and must meet the same minimum development standards as all other forms of accessory structures in the respective district. In addition, the proposal provides that no permit will be required for the use of land to raise poultry in the Rural Residential District, nor will there be any limit as to the number of chickens that can be kept in such district. However, within the Residential Neighborhood, Village and Main, Commercial, Park, and Institutional Control districts, the raising of poultry will be permitted as an accessory use with single- and two- household dwellings, provide that an applicant meets the requirements set forth in the proposed bylaw.

(6) OFFICIAL ZONING MAP: In addition to proposed amendments to the Zoning Bylaws and the Allowed Land Use Matrix, various changes to the Town of Lyndon’s Zoning Map are being proposed. These changes include the following:

(a) Consistent with changes being made to the bylaws, the proposed Zoning Map combines the Village Commercial District and the Main Street District into a “Village and Main District.”

(b) The Lyndon Corner Industrial District is being eliminated, with the land previously assigned to this district reverting to the Rural Residential District.

(c) The neighborhood around Woodbury Lane, Ingalls Lane, and Davis Lane, is being taken from the Rural Residential District and placed into a newly designated Residential Neighborhood District.

(d) Various parcels on Route 5 north of Lyndonville are being removed from the Commercial District and placed within the Rural Residential District.

(e) Various residential parcels adjacent to the existing Residential Neighborhood District in the area of Lyndon Heights are being added to that district, while being removed from the Commercial District.

(f) The Industrial/Commercial District on Route 122 is being eliminated, with some portions reverting to the Rural Residential District, and the remainder being reconstituted as new Commercial District.

(g) Land on Red Village Road between the Lilly Pond Road and Black Walnut Lane, and parcels along Brown Farm Road, Abenaki Loop and Algonquin Drive, that are presently within the Commercial District, are being added to the existing Brown Farm Road Residential Neighborhood District.

(h) Land on Red Village Road southeast of Black Walnut Lane is being taken from the Commercial District and added to the Rural Residential District.

(i) Two large parcels that are currently within the Brown Farm Road Residential Neighborhood District, but are beyond existing development, are being removed from that district and placed within the Rural Residential District.

(j) Parcel #21-146 and portions of the former Tap and Die site (parcel #21-024) are being removed from the Industrial District and placed within the adjacent Village and Main Street District.

(7) MINIMUM REQUIREMENTS FOR DEVELOPMENT: The Minimum Requirements for Development are being revised to include “minimum lot area per unit” for all dwellings over single-household dwellings in all districts. The proposed Village and Main District and the Commercial District provide metrics for multi-household dwellings at smaller “minimum lot area per unit” sizes to encourage more compact housing development in the historic settlement patterns and where there are public sewer and water facilities.

The particular Town of Lyndon’s Zoning Bylaw Articles to which revisions have been made include the following:

Article II: Zoning Districts

Article III: District Objectives and District Regulations

Article IV: General Provisions

Article VI: Off-Street Parking Regulations

Article VIII: Miscellaneous

Article IX: Site Plans

Article XVII: Definitions

Copies of the full text of the proposed bylaw and map amendments to the Town of Lyndon Zoning Bylaws may be obtained on the Town of Lyndon website: www.lyndonvt.org

Please use the following Zoom log-in information:

<https://us02web.zoom.us/j/4609310977?pwd=ZmtKRGIZZnZOWjRHSdJZVXIKR3Y3UT09>

Meeting ID: 460 931 0977

Passcode: PC2021

Dated in Lyndon, Vermont,

November 19, 2021.

Town of Lyndon Planning Commission