

## TOWN OF LYNDON

### NOTICE OF PUBLIC HEARING

Notice is hereby given to the residents of the Town of Lyndon that the Lyndon Planning Commission will hold a public hearing on **Wednesday May 10, 2023 at 6:00 PM** in the Lower Conference Room of the Municipal Building, 119 Park Avenue, Lyndonville, VT and on Zoom (see link below). This hearing will be held for public review and comment on proposed amendments to the Town of Lyndon Zoning Bylaws pursuant to 24 V.S.A. § 4441-4444. Full content of the proposed modifications and the Planning Commission's report are available in the Town Clerk's office or online at [www.lyndonvt.org/development-review-board](http://www.lyndonvt.org/development-review-board)

The purpose of the proposed amendments is to provide for proportional signage within the business districts of the Town of Lyndon (Village & Main, Commercial, and Industrial Districts) and to provide for new and updated signage as is already established in the Town. The bylaw cleans up items propose changes that provide language clarity, group like-items together in the bylaws, add language consistent with State regulations and documents, and include two additions to the definitions to provide for clear language about those terms.

The geographical areas affected include the entire Town of Lyndon, with a special focus on the Village & Main, Commercial, and Industrial Districts with relation to the proposed Signage Bylaw changes.

Please see below for a listing of the Articles that are being proposed to have amendments. The full redline text of the bylaws and the proposed changes can be found at [www.lyndonvt.org/](http://www.lyndonvt.org/)

The proposed amendment includes:

- (1) Article XVI: Signage amendment: Proposed changes updates this section of the Bylaws to provide greater clarity about signage requirements and to provide for signage as is found in the municipality already, creating more conforming signs than non-conforming signs. The proposed changes provide for more proportional signage for entities within the business districts (Village & Main, Commercial, and Industrial).
  
- (2) The purpose of the Bylaw cleanup is to improve clarity and consistency throughout the document. These amendments do not change the substance of the bylaw but provide changes to language that improve comprehension of the document. Proposed changes are as follows:
  - (a) Article IV:
    - 4.7 Update of language to reflect correct referencing document.
    - 4.9 Update of language to correctly identify the type of vehicle the article is referring to (change from "mobile home" to "recreational vehicle").
  - (b) ARTICLE VI: Update of language to correspond with previously amended definitions and terms, including *Lodging Establishment, Retail Store or Service, Restaurant and Bar/Cocktail lounge/Tavern/Brewery*, and correctly identify the Development Review Board as the entity that would conduct a site plan review and determine the number of parking spaces required, not the Planning Commission.
  - (c) ARTICLE VII: Update the information in 7.7.4 and 7.9.6 about filing the final plat for a minor and major subdivision to match language from State Statute 24 VSA 4463(b)(1) to provide for an additional 90 days to file if final local or State permits or approvals are still pending.
  - (d) ARTICLE XVII DEFINITONS- proposed changes to the following:

"medical clinic" the use of a structure or part of a structure to provide healthcare services to people **or animals** as outpatients.

“structure” means an assembly of materials with a fixed location on the ground or attached to something having a fixed location on the ground, intended for occupancy or use. This term includes, but is not limited to, a building, mobile home, trailer, tractor trailer, billboard or sign. For the purpose of this bylaw, the term structure does not include a wall or fence.

The proposed amendments are consistent with the goals and policies of the 2020 Lyndon Municipal Plan.

Please use the following Zoom log-in information:

<https://us02web.zoom.us/j/4609310977?pwd=ZmtKRGlZnZOWjRHSDJZVXIKR3Y3UT09>

Meeting ID: 460 931 0977

Passcode: PC2023

Dated in Lyndon, Vermont,

April 21, 2023

Town of Lyndon Planning Commission