

**TOWN OF LYNDON
DEVELOPMENT REVIEW BOARD**

June 1, 2023

The Lyndon Development Review Board will hold a public hearing on Thursday, June 1, 2023, at 6:00 PM. The hearing will be held in the Lower Conference Room of the Municipal Building, 119 Park Avenue, Lyndonville, Vermont **and** be offered remotely via ZOOM.

Join Zoom Meeting

<https://us02web.zoom.us/j/86845834759?pwd=RIA4YmtsY3lwS0h0MytHZUVqMVVkUT09>

Meeting ID: 868 4583 4759

Passcode: DRB2022

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 868 4583 4759

Passcode: 9195531

- 1 Open the public meeting.
2. Agenda changes.
3. Public comments on non-agenda items.
4. Public hearings.

The following application(s) will be heard:

1. **2023-027: A&D Properties LLC is proposing a change of use for the property located at 540 Main Street in the Village and Main District. The proposed development is to change an existing office space into a 2-bedroom apartment. This application requires site plan approval under section 9.1 of the Lyndon Zoning Bylaws.**
2. **2023-028: Peggie Parker is proposing a 2-lot subdivision/lot line adjustment of her 7.1-acre parcel (#14-1751) located at 73 Brown Farm Road in the Residential Neighborhood District. Lot #1 will be 5.95 acres containing all buildings and septic regarding the Cardinals Nest LLC, lot #2 will be 1.15 acres. Each proposed lot meets the minimum requirements for a minor subdivision in the district. The parcel in question (#14-1751) received subdivision approval by the DRB (permit #2023-006) to create 5.95-acre and 1.15-acre lots. The applicant would like to change the location of the 1.15-acre parcel. The application requires final plan approval for a minor subdivision in the Residential Neighborhood District under section 7.7 of the Town Zoning Bylaws and site plan approval under section 9.1.**
3. **2023-043: Lana Mitchell is proposing a 2-lot subdivision of her 5.7-acre parcel (#06-0651) located at 972 Kingdom Road in the Rural Residential District. Lot #1 will be 4.7 acres containing a single-family dwelling and garage. Lot #2 will be 1.0 acres containing an existing mobile home. The application requires final plat approval for a minor subdivision in the**

Commercial District under section 7.7 of the Town Zoning Bylaws and site plan approval under section 9.1.

- 4. 2023-042: Tom Greenwood is proposing to build a 9' x 8' extension on his pre-existing porch located at 128 South Street in the Residential Neighborhood District. The proposed development fails to meet the minimum setback requirements and Maximum % building coverage for the Residential Neighborhood District. This application requires Conditional Use approval under sections 4.2.2, 4.4.3, 4.4.5, and site plan approval under section 9.1.**
- 5. 2023-044: Northeast Vermont Development Association is proposing to subdivide a 55.1 +/- acre parcel located in the Industrial Park into two lots. One lot (lot #5) will be 2.52 +/- acres of undeveloped land (1.89-acres in St. Johnsbury and 0.63-acres in Lyndon). The remaining parcel will be 52.58 +/- acres of undeveloped Land. The application requires final plan approval for a minor subdivision in the Industrial District under section 7.7, and site plan approval under section 9.1 of the Town Zoning Bylaws.**
- 6. 2023-045: Anneka Bickford is proposing to construct a multi-use "L" shaped structure on her property located at 256 Charles Street in the Residential Neighborhood district. The structure will contain two apartments and a daycare facility. This application requires Conditional Use approval under section 4.2.2 and site plan approval under section 9.1 of the Town Zoning Bylaws.**

5. Other Business:

6. Adjourn

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5. Other Business:

6. Adjourn