

## **TOWN OF LYNDON DEVELOPMENT REVIEW BOARD**

October 5th, 2023

The Lyndon Development Review Board will hold a public hearing on Thursday, October 5th, 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

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Meeting ID: 868 4583 4759

Passcode: 9195531

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

The following application(s) will be heard:

1. **2023-095: Barbara Dwyer is proposing a 2-lot subdivision of her 25.1-acre parcel (#10-0421) located at 314 Gramps Lane in the Rural Residential District. Lot #1 will be 4.57 acres of undeveloped land. Lot #2 will be the remaining 20.5 acres containing an existing single-household dwelling, garage, shed, well, and septic. The application requires Final Subdivision Plan approval for a minor subdivision in the Rural Residential District under section 7.7, and site plan approval under section 9.1, of the Town of Lyndon Zoning bylaws.**
2. **2023-093: Major Austin Barber of the Vermont National Guard is proposing a 3-lot subdivision/lot line adjustment of three parcels owned by the VT State Colleges located on Lower Campus Road in the Rural Residential District. Lot #1 will be 36-acres of undeveloped land comprised of parcel #09-0071, a portion of parcel 09-0871, and a portion of parcel #09-1001. Lot #2 will be the remaining lands of parcel #09-1001 containing undeveloped land. Lot #3 will be the remaining lands of parcel #09-087 containing the majority of the NVU campus. The application requires Final Subdivision Plan approval for a minor subdivision in the Rural Residential District under section 7.7, and site plan approval under section 9.1, of the Town of Lyndon Zoning bylaws.**
3. **2023-084: Northeast Kingdom Human Services Inc. is seeking a Conditional Use permit to change the use of the property owned by Gilman Housing Trust Inc. located at 48 Elm Street in the Village and Main District. The applicant proposes to change the current use of "Office" to "Medical Clinic". This application requires Conditional Use approval under section 3.3.2.10**

**(Medical Clinic) and section 4.2.2 (Conditional Use) of the Lyndon Zoning Bylaws. This application also requires site plan approval under section 9.1 and must meet the performance standards under section 4.4.5. of the Lyndon Zoning Bylaws.**

5. Other business

6. Adjourn