

# TOWN OF LYNDON DEVELOPMENT REVIEW BOARD

March 21st, 2024

The Lyndon Development Review Board will hold a public hearing on Thursday, March 21st, 2024, 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 hearing.
2. Agenda changes.
3. Public comments on non-agenda items.
4. Public hearings.

The following application(s) will be heard:

- 1. 2024-011: Alan Brink seeks a Conditional Use permit to demo/remove the existing buildings and expand the existing conditional use of Easy Autos LLC on the property owned by George Kapoukranidis located at 244 Broad Street (parcel #32-0061) in the Commercial District. This application requires Conditional Use approval under section 4.2.2 (Conditional Use), requires site plan approval under section 9.1 and must meet the performance standards under section 4.4.5. of the Lyndon Zoning Bylaws.**
- 2. 2024-012: Broken Joker's seeks a Conditional Use permit to change the use of the property owned by Nurenberg Holdings LLC located at 45 Broad Street (parcel #25-0661) to "Private Club". The property is in the Commercial District. This application requires Conditional Use approval under section 3.6.2.15 (Private Club) and section 4.2.2 (conditional Use), requires site plan approval under section 9.1 and must meet the performance standards under section 4.4.5 of the Lyndon Zoning Bylaws.**
- 3. 2024-013: Jacob Simpson seeks a Conditional Use permit to build a 12' x 60' addition to an accessory structure on the property owned by Louis J. Buzzi located at 486 Main Street (parcel #22-1450) in the Industrial District. The existing accessory structure and proposed development fail to meet the minimum side and rear setback requirements for the district. This application requires Conditional Use approval under sections 4.2.2 (Conditional Use), 4.4.3 (Application of District Regulations), 5.3 (Nonconforming Structures), Site Plan approval under section 9.1, and must meet the performance standards under section 4.4.5, of the Town of Lyndon Zoning bylaws.**

5. Other business

6. Adjourn