

# TOWN OF LYNDON DEVELOPMENT REVIEW BOARD

May 2nd, 2024

The Lyndon Development Review Board will hold a public hearing on Thursday, May 2nd, 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. 2024-019: Lance Persson seeks a Conditional Use permit to change the use of a portion of his property located at 3092 South Wheelock Road (parcel #08-0351) to "Light Industry" for an indoor cannabis grow (Cultivation Tier 1-2). The property is in the Rural Residential District and Special Flood Hazard Overlay District (Special Flood Hazard Area and River Corridor). This application requires Conditional Use approval under sections 3.1.2.4 (Light Industry) and 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.**
- 2. 2024-021: Matthew Perry seeks a Conditional Use permit to install an 8' x 12' shed on his property located at 304 York Street (parcel #09-1371). The property is in the Rural Residential District and the River Corridor. The proposed location of the shed fails to meet the side setback requirements. This application requires Conditional Use approval under sections 4.2.2 (Conditional Use), 4.4.3 (Application of District Regulations), 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.**
- 3. 2024-020: Holly Ely seeks a Conditional Use permit to install a 12' x 24' shed on her property located at 272 East Street (parcel #22-0410). The property is in the Residential Neighborhood District. The proposed location of the shed fails to meet the side setback requirements. This application requires Conditional Use approval under sections 4.2.2 (Conditional Use), 4.4.3 (Application of District Regulations), 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