

TOWN OF LYNDON DEVELOPMENT REVIEW BOARD

June 6th, 2024

The Lyndon Development Review Board will hold a public hearing on Thursday, June 6th, 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. **2024-035: Matt Young seeks a Conditional Use permit to demo/remove the existing building located at 216 Broad Street (Tax Map #32-008) to create outdoor seating, parking, and a loading dock to expand the existing conditional use of Vermont Hard Seltzer located at 37 Broad Street (Parcel #32-0071). The two adjoining properties are in the Commercial District. This application requires Conditional Use approval under section 4.2.2 (Conditional Use), site plan approval under section 9.1 and must meet the performance standards under section 4.4.5. of the Lyndon Zoning Bylaws.**
2. **2024-036: Neighbor's In Action seeks site plan approval to change the use of a portion of the property owned by Rural Edge located at 101 Main Street (parcel #21-0500) to "Indoor Recreation". The property is in the Village and Main District. This application requires site plan approval under section 9.1 of the Lyndon Zoning Bylaws.**
3. **2024-037: NE Storage LLC seeks a Conditional Use permit to build a 20' x 100' and 20'x105' storage sheds on their property located at 5040 Memorial Drive (parcel #13-0471) expanding the existing conditional use of Self-storage facility. The property is in the Commercial District. This application requires Conditional Use approval under sections 3.6.2.3 (Self-storage Facility), 4.2.2 (Conditional Use), 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.**
4. **2024-038: Anneka Bickford seeks a Conditional Use permit to change the use of a portion of the property located at 256 Charles Street (Parcel #24-0440) from Two-Household to Childcare Facility. The proposed change of use is an expansion of the existing Childcare Facility Conditional Use on the property. The property is in the Residential Neighborhood District. This application requires Conditional Use approval under sections 3.2.2.4 (Childcare Facility), 4.2.2 (Conditional Use), 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. **2024-039: Anneka Bickford seeks a Conditional Use permit to change the use of the property located at 214 Charles Street (Parcel #24-0420) from Childcare Facility to multi-household. The property is in the Residential Neighborhood District. This application requires Conditional Use approval under sections 3.2.2.1 (Multi-household), 4.2.2 (Conditional Use), 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.**
6. **2024-040: David Dailey seeks a Conditional Use permit to build an addition to his house located at 280 Skyline Drive (parcel #22-1410) in the Residential Neighborhood District. The existing house and proposed addition fail to meet the minimum 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