

TOWN OF LYNDON DEVELOPMENT REVIEW BOARD

July 18th, 2024

The Lyndon Development Review Board will hold a public hearing on Thursday, July 18th, 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

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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. **2024-063: Terry and Dawn Dwyer seek a Conditional Use permit to replace a non-conforming 12'x24' shed on their property located at 277 Dolly's Road (parcel #05-0951). The property is in the Rural Residential district. This application requires Conditional Use approval under sections 5.3 (non-conforming structures), 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.**
2. **2024-044: Laura Weaver seeks a Conditional Use permit to add a 10'x24' porch, a 6'x16' porch, and a 10'x14' storage shed to her property located at 1264 South Wheelock Road (parcel #09-0891). The property is in the Rural Residential district. The 10'x24' porch and 10'x14' shed fail to meet the minimum 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), 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. **2024-064: Lyndon Institute seeks site plan approval to change the use of the Mathewson House and the Vinton Building for the purposes of an early childhood development program on their property located at 78 Matty House Circle and 85 King Drive. The property is in the Residential Neighborhood district. The program will be a collaboration of NEKCA's Early Childhood Department and the CTE Department of Lyndon Institute. This application requires site plan approval under section 9.1 of the Lyndon Zoning Bylaws.**
4. **2024-065: Shawn Straffin seeks a Conditional Use permit to change the use of the property located at 658 Little Egypt Road (Parcel #06-1021) from Two-household to Multi-household. The property is in the**

Rural Residential 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.

5. **2024-066: Robert and Malisha Montminy seek a Conditional Use permit to change the use of a portion of their property located at 160 Commercial Lane (parcel #30-1591) to "School" for educational seminars and trainings, primarily for kids, on repairing and building R/C cars. The property is in the Industrial District. This application requires Conditional Use approval under section 3.5.2.20 (School) 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.**
6. **2024-067: Joseph Rossi seeks a Conditional Use permit to change the use of an existing single-household dwelling to accessory structure and add a 28'x52' double-wide mobile home on the property owned by Stanley and Sylvia Langmaid located at 149 Wild Rose Lane. The property is in the Rural Residential District. This application requires Conditional Use approval under sections 5.1 (Nonconforming Use), 5.3 (Nonconforming Structure), and 4.2.2 (Conditional Use). 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.**
7. **2024-069: Theodore Mooney seeks a Conditional Use permit to change the use of a portion of the property located at 45 Broad Street (parcel #25-0661) to "Motor Vehicle Repair". The property is owned by Nurenberg Holdings LLC and is in the Commercial District. This application requires Conditional Use approval under section 3.6.2.8 (Motor Vehicle Repair) 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.**

5. Other business

1. **Continued from 6/6/24 and 6/20/24. 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.**

6. Adjourn