

**Town of Lyndon**  
**Planning Commission Meeting Minutes**  
**Wednesday, October 23, 2024**

In attendance—

COMMITTEE MEMBERS: Dan Guest (co-chair), Ken Mason, Robert Little (Zoom), Curtis Carpenter (Zoom)

OFFICIALS: Tracy Bodeo (Planning Director)

PUBLIC: ---

PRESS: Paul Hayes (Zoom)

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**Meeting begins:** Chair, Dan Guest called the meeting to order at 6:01 pm.

**Agenda Changes:** There were no changes to the agenda.

**Approval of the minutes from the September 25, 2024, meeting:** Ken Mason made a motion to approve. Curtis Carpenter seconded the motion. Approved. Robert abstained.

**Comments from public on non-agenda items:** None

**Meeting Discussion—**

- Tracy gave details on the upcoming meeting on November 20th with Gary Holloway from the Department of Housing and Community Development. Gary will be giving a presentation on Downtown designation. This information session will be held at the Cobleigh Public Library at 5:30 pm and will be open to the public. Someone from NVDA will also be there and Tracy will invite the executive directors of both the Discover Saint Johnsbury and the Hardwick Downtown organizations, to be there as additional resources. Robert shared that Gillian Sewake from Discover St. J was excited about Lyndon’s consideration of downtown designation and that she offered support.
- Tracy proposed the idea of organizing a winter activity for the public, possibly involving senior groups, but suggested that first the PC review the town plan's PC-specific action steps, since this was not completed during the last meeting.
- Ken Mason read through the 9 goals from the “Envision” Town Plan (found here: [https://www.lyndonvt.org/wp-content/uploads/2021/06/envision\\_lyndon\\_2020\\_FINAL.pdf](https://www.lyndonvt.org/wp-content/uploads/2021/06/envision_lyndon_2020_FINAL.pdf)) and the 23 Actions under each goal that are specifically assigned to the Planning Commission. The Planning Commission reviewed each Action, commented on if the Action has been completed or if it is still ongoing, and noted if any additional steps would need to be taken.
- Specific Actions that are still ongoing and will continue to be reviewed further are: Actions 1.1, 1.6, 2.2, 2.5, 4.6, 7.10, 8.2.
- Action 6.1 (conducting a housing needs assessment) was completed through Rural Edge. And Action 7.11 (conduct a community food audit) – comment was made that the work on this is being done through NEKCA food shelf.

- All other PC-specific actions (Actions 1.2, 1.3, 3.2, 3.5, 3.11, 3.12, 5.1, 6.1, 6.2, 7.6, 7.7, 8.5, 9.1, 9.6, 9.7) have been addressed in various capacities in previous years.

**New business—**

- Tracy asked the PC to think about ideas for a Lyndon winter activity to discuss at the next meeting.

**Adjourn:** Motion to adjourn was made by Robert Little at 7:08 pm. Seconded by Curtis Carpenter. Approved, 4-0.