

# TOWN OF LYNDON DEVELOPMENT REVIEW BOARD

February 6<sup>th</sup>, 2025

The Lyndon Development Review Board will hold a public hearing on Thursday, February 6<sup>th</sup>, 2025, 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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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. **2025-003: Northern Vermont Rentals seeks a Conditional Use permit and site plan approval for the placement of fill and the replacement/upgrade of the water and wastewater infrastructure at the Riverview Estates Mobile Home Park (parcel #31-1201) in the areas of Slate Lane and Granite Lane. The property is in the Commercial District and Special Flood Hazard Overlay District (Special Flood Hazard Area and River Corridor). This application requires Conditional Use approval under sections 4.2.2, 11.4.A., and 11.4.D, must meet the development standards of sections 11.5.A and 11.5.C, requires site plan approval under section 9.1 and must meet the performance standards under sections 4.4.5. and 11.5 of the Lyndon Zoning Bylaws.**
2. **2025-004: Shawn Straffin seeks a Conditional Use permit to convert a garage space to a residential unit and enlarge the existing conditional use of Multi-household on his property located at 658 Little Egypt Road (Parcel #06-1021). 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. Other business

6. Adjourn