



Town of Lyndon
Planning Commission Meeting Minutes
Wednesday, April 09, 2025

In attendance—

COMMITTEE MEMBERS: Holly Taylor (chair), John Peters, Dan Guest, Curtis Carpenter.

OFFICIALS: Tracy Bodeo (Planning Director)

PUBLIC: ---

PRESS: Paul Hayes (Zoom)

Meeting begins: The meeting was called to order at 6:02 pm.

Agenda Changes: None

Approval of the minutes from the March 26, 2025, meeting: John Peters made a motion to approve. Holly Taylor seconded the motion. Vote: 4-0 approved.

Comments from the public on non-agenda items: None

Meeting Discussion—

Holly mentioned that she emailed Lyndon Institute about possibly having the woodworking students build ADA-accessible picnic tables to be installed in Bandstand Park. She is waiting to hear back.

The Zoning Administrator was unable to make the meeting, so the PC had a brief discussion on questions that still need to be answered concerning the possible bylaw changes that were triggered by the passing of State Act 47. The PC discussed the requirement for owner-occupied properties with ADUs and the possibility of two buildings on one parcel. It was noted that the only difference between a duplex and an ADU is the size of the units, so it may be better to classify certain properties as a duplex (or two-household unit) rather than an ADU. The density limitation for multi-unit dwellings with four or fewer units was discussed, but there is still a question on the interpretation of the 40% additional density allowance. The PC talked about the possibility of amending the bylaws by adding adjustments to the charts for all districts instead of rewriting them so that all districts are divided and adjusted separately. There are still questions to be researched and the group will continue to work on answering the questions raised and then start making necessary adjustments that will be decided upon at a hearing.

Meeting adjourned at 6:24 pm.