



Town of Lyndon
Planning Commission Meeting Minutes
Wednesday, March 12, 2025

In attendance—

COMMITTEE MEMBERS: Holly Taylor (chair), Ken Mason, Dan Guest, Curtis Carpenter, Robert Little (Zoom).

OFFICIALS: Tracy Bodeo (Planning Director), Jon Prue (Zoning Administrator)

PUBLIC: ---

PRESS: ---

Meeting begins: Chair, Holly Taylor called the meeting to order at 6:01 pm.

Agenda Changes: None

Approval of the minutes from the January 22, 2025, meeting: Ken Mason made a motion to approve. Holly Taylor seconded the motion. Vote: 3 approved; 1 abstained (due to not being present at the Jan. 22 meeting).

Comments from the public on non-agenda items: None

Meeting Discussion—

Holly welcomed the director of the Cobleigh Public Library, Bryn Hoffman, to the meeting. Bryn shared a proposal for the installation of a Level 2 EV charging station to be placed on the pole next to the library at the corner of Main Street and Depot Street. They are hoping to purchase an electric book mobile in the near future, as their current book mobile is near the end of life. This project would allow the book mobile to be charged as well provide Lyndon with its first charging station for personal use, which could also generate some revenue for the library. The handicapped parking space closest to the pole would be converted to a charging station/short-term pick-up-drop off space. Bryn brought this proposal to the Planning Commission to ask if they would back the project. There were some concerns about the location of the station being next to the sidewalk, wires stretching to charging cars, and if the LED pole at the site would have the capacity to add an EV charging station. However, several PC members expressed support for an EV charging station, and it was suggested that Bryn speak with Justin Smith and the Selectboard to see if they would support continuing to pursue this project.

Next, Jon Prue, Zoning Administrator, went through the individual sections of State Act 47, providing information on what may need to be adjusted or added to the Town's current bylaws. This includes the following, among other changes: parking space requirements for residential districts that are served by municipal sewer and water; lot sizes and housing densities; requiring towns to subject accessory dwelling units (ADUs) to the same standards of review as single family homes; defining areas that are "served by municipal sewer and water infrastructure" and "affordable housing"; approving minor subdivisions by the administrative officer; "by right zoning"; removal of ability of rural towns to require bylaw adoption by Australian ballot.***

Finally, Tracy gave a brief overview of the grants that the Town has applied for this year or is in the process of applying for at this time. This includes the Downtown Transportation Fund grant, which if awarded, would include the installation of more visible crosswalks and decorative lighting, to improve safety and enhance the look of Depot Street. The application was submitted in February, with an award decision expected in April. The Town also applied for an AARP Community Challenge grant, in March, that if awarded would allow for the purchase of ADA-compliant picnic tables and a butterfly garden in Bandstand Park. Notice of decision will be in May. The Town is currently in the process of applying for a Municipal Plan Grant to provide funding for a consultant to assist with the development of a Capital Improvement Plan, community support, and other components necessary to apply for “Downtown”/Tier 3 Designation through the Vermont State Designation Program.

Meeting adjourned at 7:44 pm.

****For a detailed discussion on the Act 47/bylaw adjustments and the grant overview discussion, please listen to the recorded audio, also posted on our website. Please note that the meeting did not start recording until the beginning of the second discussion topic (Act 47/bylaws) and does not include the first topic (Library EV charging station). Sorry for any inconvenience.*