

TOWN OF LYNDON DEVELOPMENT REVIEW BOARD

May 15th, 2025

The Lyndon Development Review Board will hold a public hearing on Thursday, May 15th, 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

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 868 4583 4759

Passcode: 9195531b

- 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. **2025-025: Brandi Paquette proposes a 5-lot subdivision of her 80.9-acre parcel (parcel #05-1901) located at 211 Airport Road in the Rural Residential District. Four lots will be 5.0 acres +/- each of undeveloped land. One lot will be the remaining 60.9-acre +/- parcel containing the existing single-household dwelling. The application requires Final Subdivision Plan approval for a minor subdivision under section 7.7 and Site Plan approval under section 9.1 of the Town of Lyndon Zoning bylaws.**
 2. **2025-026: Heavens Bench Realty Holdings, LLC, seeks a Conditional Use permit and Site Plan approval to add a 27-hole disc golf course to their property located at 2059 Darling Hill Road (parcel #06-0971). The property is in the Rural Residential District. This application requires Conditional Use approval under sections 3.1.2.3 (Outdoor Recreation), 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.**
 3. **2025-027: Scott Bijolle (Bijolle Enterprises) seeks a Conditional Use permit and Site Plan approval to add a 6'x42' covered porch to the existing single-household dwelling on his property located at 288 Back Center Road (parcel #25-0681). The property is in the Residential Neighborhood District. This application requires Conditional Use approval under sections 4.2.2 (conditional use), 4.4.3, 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
 6. Adjourn