



Town of Lyndon
Planning Commission Meeting Minutes
Wednesday, June 25, 2025

In attendance—

COMMITTEE MEMBERS: Holly Taylor (Chair), John Peters, Ken Mason, Curtis Carpenter, Dan Guest.

OFFICIALS: Tracy Bodeo (Planning Director)

PUBLIC: Bill Walker (Zoom)

PRESS: ---

Meeting begins: Holly Taylor called the meeting to order at 6:00 pm.

Agenda Changes: None

Approval of the minutes from the June 11, 2025, meeting: Ken Mason made a motion to approve. John Peters seconded the motion. Vote: 5-0 approved.

Comments from the public on non-agenda items: None

Meeting Discussion—

Lyndon Planning Director, Tracy Bodeo discussed the newly awarded AARP grant received for the purchase and installation of 6 ADA-compliant picnic tables and the installation of a butterfly garden. The national announcement of grant recipients was made the previous week. The picnic tables were selected and ordered and are supposed to be delivered on Monday, June 30. They will be stored in the gym until they can be assembled and installed in Bandstand Park by volunteers. They will be situated on the south side of the park near the Maple Street row of parking. They are hoping to have them in the park before the Stars and Stripes Festival. The butterfly garden will consist of two ~12x8 feet raised beds on either side of a trellis and will contain pollinator-friendly plants and educational signage. The project will be completed by the end of the year, with a volunteer appreciation event planned for September in the park. The group also discussed the maintenance of the new garden, raising questions about its long-term care. It was suggested that it could eventually be integrated into the Town's existing park maintenance system. Bill Walker proposed connecting this project with downtown revitalization efforts, offering to coordinate with local groups committed to landscaping the park.

Tracy then provided updates on the Municipal Planning Grant (MPG) and the Downtown Transportation Fund (DTF). A consultant was hired to aid the Town in the pursuit of a Step-up ("Downtown") designation. The consultant will work with the Town and will interview department heads prioritizing capital improvements. The town is also reviewing proposals for the DTF improvements, which include new crosswalks and lighting.

Other announcements included Tracy stating that Liam Abate from NVDA will present the new future land use map for the Town of Lyndon at the July 9th Planning Commission meeting. The Town will also need to decide whether to pursue Tier 1A or 1B (versus tier 2) under the program, which would provide certain exemptions from Act 250. The Planning & Zoning Office will continue to work on updating the Town's necessary state-mandated by-law changes. Tracy, along with Zoning Administrator Jon Prue, will present the changes at the August 13th Planning Commission meeting for review. Ken asked if they had the updated Lyndon Zoning map and Tracy stated that she would check with NVDA again and get back to them.

Ken Mason then provided a few other updates, including the status of a biomass plant project. The hearing examiner recommended denying a permit for the plant, but the final decision is still pending with the Public Utilities Commission. Ken also mentions observing temporary outdoor dining platforms in Hanover during alumni weekend. The group briefly discussed the Tap and Die property, noting that the fence around it is likely permanent. And there is an upcoming Act 250 hearing on July 17th for the property on the south-west side of the Route 5/122/144 intersection.

Meeting adjourned at 6:26 pm.

*Meeting minutes prepared by Tracy Bodeo on 06/30/25. For a detailed account of the meeting, please listen to the recording, also posted on our website.