



Town of Lyndon
Planning Commission Meeting Minutes
Wednesday, July 23, 2025

In attendance—

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

OFFICIALS: Tracy Bodeo (Planning Director)

PUBLIC: Joe Buzzi

PRESS: Paul Hayes (Zoom)

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

Agenda Changes: None

Approval of the minutes from the June 25, 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 opened the discussion with remarks about the presentation by NVDA at the last meeting, where the PC asked if the “downtown/village center designation” could be expanded to include South Street and up Powers Park. Tracy noted that the people at NVDA responsible for the Lyndon Future Land Use (FLU) map returned an email that stated that they did not think that it should be expanded because the area is “predominantly residential”. The PC discussed how there are actually many businesses between the where the current village center designation ends and where it is proposed to expand northward. However, this area would still be in the “neighborhood” designation, which comes with most of the legacy “village center” benefits anyway.

Curtis wondered if the topography of the area was taken into consideration when it was being mapped because there are certain areas that were placed in certain designations, but they are not walkable due to the elevation. It was noted that suggestions to the map need to be made soon (in August) before the deadline for NVDA to submit the final version. Tracy discussed the classification and benefits of different zoning designations, including “downtown” vs. “village center” vs. “neighborhood” areas, and highlighted the potential tax credits and grant funding these designations could provide. The PC also explored the implications of requesting Tier 1a or Tier 1b designation, which would exempt certain projects from Act 250 review, and considered the economic and administrative challenges this might entail.

The group briefly discussed zoning regulations and their impact on property development. They also touched on the challenges posed by FEMA regulations and vacant buildings in the community, expressing concern about the long-term impact on local businesses and property values. Lyndon discussed the challenges of business closures and the potential impact on property taxes and development opportunities. They noted the high traffic volume at the Rt. 5/114/122 intersection and expressed concerns about the lengthy approval process for certain project proposals. They also discussed the challenges and limitations of developing certain areas, particularly those affected by flooding and designated as flood zones, such as along South Wheelock Rd. The group acknowledged the hard work that was done installing the flower boxes and picnic tables in Bandstand Park on very hot days the previous week. The meeting ended with Tracy stating that she would follow up with NVDA to find out the deadline to submit suggested changes to the Lyndon FLU map.

Meeting adjourned at 6:44 pm.

*Meeting minutes prepared by Tracy Bodeo on 07/25/25. For a detailed account of the meeting, please listen to the recording, also posted on our website.