



Town of Lyndon
Planning Commission Meeting Minutes
Wednesday, August 13, 2025

In attendance—

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

OFFICIALS: Tracy Bodeo (Planning Director) via phone

PUBLIC: ---

PRESS: ---

Meeting begins: Holly Taylor called the meeting to order at 6:03 pm.

Agenda Changes: Holly added a letter of resignation from Robert Little of the Planning Commission to the agenda.

Approval of the minutes from the June 25, 2025, meeting: Ken made a motion to approve. Curtis seconded the motion. Vote: 4-0 approved.

Comments from the public on non-agenda items: None

Meeting Discussion—

There were technical difficulties with Zoom at the start of the meeting, so some of the beginning of the meeting was not recorded. After briefly discussing the letter of resignation the PC received from Robert Little, effective immediately, now leaving the PC with 2 vacancies, the meeting minutes from July 23rd were approved.

The recording began at 6:06 pm with Holly giving a summary of the NVDA Future Land Use (FLU) map to the group, along with areas that may need to be changed. Tracy reiterated some of Holly's points, including several arguments made by NVDA against expansion of the "downtown" area north on Main Street. The area is not "primarily residential" as stated by NVDA, but at least 50% commercial, and that the Lyndon "downtown" would still be more compact than other towns even with the expansion. The PC challenges the claim that the expansion would create "sprawl," noting that businesses and residences already exist on Main Street since the area has been developed for 150 years, making sense historically, and the definition of sprawl is "the outward expansion of low-density residential and commercial development at the expense of undeveloped land". They also questioned the expansion to include additional residential parcels and why Park Avenue is included in the downtown design when it's 100% residential. It was also emphasized that expanding the downtown designation would provide important benefits not available to areas classified as "neighborhoods" including access to various State funding opportunities such as the Downtown Transportation Fund, that could be used for adding lights, crosswalks

and other infrastructure. The group expressed confusion about why there is resistance to this expansion, noting that the area has commercial businesses, public transportation, and water and sewer infrastructure. They will do more research on existing state statutes to see if there is any reason why this area could not be included as part of the “downtown.” NVDA representatives will attend the next Planning Commission meeting on Wednesday, August 27th to again discuss the designation.

The PC also briefly discussed the Sanborn bridge project, noting the uncertainty of federal funding and if they had enough funds at the current time. Approximately \$322,000 was spent to move the bridge, with contributions from the Preservation Trust and VTAP grants totaling nearly a million dollars. Certain grants have specific requirements, and the new plan for a stairway-only pedestrian bridge will not allow for transportation or trail connectivity for bikes or snowmobiles.

Meeting adjourned at 6:37 pm.

*Meeting minutes prepared by Tracy Bodeo on 08/18/25. For a detailed account of the meeting, please listen to the recording, also posted on our website.