



Town of Lyndon
Planning Commission Meeting Minutes
Wednesday, August 27, 2025

In attendance—

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

OFFICIALS: Tracy Bodeo (Planning Director)

PUBLIC: Heather Carrington, Lorelee Tester, Joe Buzzi, Alison Lowe (NVDA), Dave Snedeker (NVDA), Cathlin Lord (NVDA)

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

Agenda Changes: None

Approval of the minutes from the August 13, 2025, meeting: Ken made a motion to approve. Holly seconded the motion. Vote: 4-0 approved.

Comments from the public on non-agenda items: None

Meeting Discussion—

Tracy gave a recap of previous meetings pertaining to the Lyndon Future Land Use (FLU) map. The discussion then focused on reviewing the FLU map throughout the town but also specifically in the downtown extension area, which is part of the process for downtown designation. Tracy explained that the town aims to apply for downtown designation after getting a Capital Improvement Plan (CIP) in place by March of 2026. The downtown designation application will go in before the end of next year.

The PC discussed the challenges and misconceptions surrounding planned growth areas, emphasizing that many designated areas are not suitable for new development due to factors like cemeteries, ledge formations, and flood hazard zones. NVDA clarified that the term "planned growth area" should be understood as a category that allows for reinvestment benefits, such as tax credits, rather than expecting significant new construction. They also expressed concerns about the Bosch site, noting that its industrial contamination levels would make residential development highly challenging and potentially risky for the company, suggesting that the site might remain unused for several more years.

The group discussed the inclusion of the northern part of Main Street and the Bosch site in the downtown area designation. They emphasized the potential for long-term redevelopment, despite current challenges, and highlighted the benefits of including these areas for community vitality. Heather noted that inclusion would bring access to funding sources not available otherwise, such as sales tax reallocation. Alison emphasized the need to articulate a clear vision for downtown development and Heather agreed to support

NVDA when they need to defend the downtown designation extension before the Land Use Review Board.

The discussion also touched on the potential for residential and commercial development on brownfield sites, with Dave providing insights into the environmental and liability considerations. The discussion continued with concerns noted about auto-oriented development and sprawl. Despite these concerns, they expressed a desire to understand the potential benefits for local businesses and the possibility of infill development in the area. Heather explained that while the downtown board typically has difficulty approving car-dependent developments, a case can still be made for downtown designation by demonstrating compliance with specific statutory requirements such as walkability, core cohesion, and infrastructure. She referenced an 1884 map showing historic development patterns along Main Street, confirming that the area's settlement pattern predates the car era.

They also discussed the importance of meeting planning requirements and amending zoning bylaws to support a multimodal transportation vision and enhance walkability. They highlighted potential pushbacks and the need for form-based code or a combination of traditional zoning and form-based approaches to address industrial parcels. Heather noted that zoning changes are necessary and explained that form-based code focuses on creating pedestrian-friendly environments by regulating building design and street orientation. They agreed to adjust the planned growth area by removing certain properties in the floodway and adding a small parcel for Cumberland Farms, as well as adjust the extension up Main Street. The group also discussed potential sidewalk extensions and the possibility of using form-based code to require developers to install sidewalks. This part of the conversation concluded with a debate on the reasoning behind excluding certain areas from the downtown designation, and including other parcels that would focus on connectivity, funding opportunities, and the role of the downtown board in supporting businesses.

The group then briefly talked about the challenges of the Sanborn bridge project. They also discussed lighting installation as part of the DTF fund project, with Tracy mentioning that she spoke with Jason, the superintendent of LED, and he had indicated that it should not be a problem to use the poles, potentially saving money on installation costs. The street lighting would be updated with new LED fixtures on 6-foot ornamental arms installed on the existing poles. They plan to paint the poles black and add additional arms at crosswalks rather than installing new poles, since it would look more cohesive and be more cost-effective. Ken asked about the color temperature of the new LED lights, with Tracy stating that she would ask if the Town has a choice of color temperature and possibly eventually matching existing park lights. Tracy will keep the PC posted on any new developments.

Meeting adjourned at 6:55 pm.

*Meeting minutes prepared by Tracy Bodeo on 08/28/25. For a detailed account of the meeting, please listen to the recording, also posted on our website.