

TOWN OF LYNDON DEVELOPMENT REVIEW BOARD

September 18th, 2025

The Lyndon Development Review Board will hold a public hearing on Thursday, September 18th, 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=RIh4YmtsY3lwS0h0MytHZUVqMVVkbUT09>

Meeting ID: 868 4583 4759

Passcode: DRB2022

OR

Dial in from your location

1-646-558-8656

Meeting ID: 868 4583 4759#

Participant ID: 860 3506#

Meeting Password: 860 3506#

- 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. **2025-060:** Dylan Aubin proposes a 2-lot subdivision/lot line adjustment of his 1.18-acre parcel (#06-3561) located at 239 Devon Road and the 32-acre parcel (#06-1611) of Ronald C Aubin II located at 346 Davis Lane. Both parcels are in the Rural Residential District. The parcel owned by Dylan Aubin will increase from a 1.18-acre +/- parcel to a 1.2-acre +/- parcel. The parcel owned by Ronald C Aubin II will decrease from a 32.0-acre +/- parcel to a 31.8-acre +/- parcel. 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. **2025-061:** Amanda Eynon seeks a Conditional Use permit to demolish and replace a house on her property located at 1589 Red Village Road (parcel #14-0451) in the Rural Residential District. The existing house fails to meet the minimum setback requirements for the district. This application requires Conditional Use approval under sections 4.2.2 (Conditional Use), 5.3.2 (Nonconforming Structures), Site Plan approval under section 9.1, and must meet the performance standards under section 4.4.5, of the Town of Lyndon Zoning bylaws.
3. **2025-062 and 2025-063:** Neighbors in Action seeks Site Plan approval for proposed changes to their existing site plan for their food share program on the property owned by Rural Edge located at 101 Main Street (parcel #21-0500). The proposed changes include using the property owned by the Vermont Military Department located at 73 High Street (parcel #22-0110) which is also under site plan review as part of this proposal. Both properties are in the Village and Main District. Both applications require Site Plan approval under section 9.1 of the Town of Lyndon Zoning bylaws.

5. Other business
6. Adjourn