

TOWN OF LYNDON DEVELOPMENT REVIEW BOARD

October 16th, 2025

The Lyndon Development Review Board will hold a public hearing on Thursday, October 16th, 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=RIA4YmtsY3lwS0h0MytHZUVqMVVkbU09>

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. **2025-066:** The University of Vermont seeks a Conditional Use permit to add a 3'x3'x33' Instrumentation Tower and 7.5'x3.75' solar panel with batteries for an off-grid weather station to the property owned by the Caledonia County Fair Association located at 735 Pinehurst Street (parcel #31-125). The property is in the Rural Residential district. The proposed location of the Instrumentation Tower fails to meet the minimum setback requirements for the district. This application requires Conditional Use approval under sections 3.1.2.12 (School), 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.
2. **2025-068:** H&S Properties LLC seeks a Conditional Use permit to demolish and replace a 50'x32' accessory structure on their property located at 12 Broad Street (parcel #25-0501) in the Commercial District. The existing structure 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. **2025-067:** Darlene Creighton proposes a 2-lot subdivision/lot line adjustment of her 10.1-acre parcel (#09-0791) located at 200 Cherry Lane and the 10.1-acre parcel (#09-210) of James and Rebecca Sanders located at 444 Cherry Lane. Both parcels are in the Rural Residential District. The proposed line adjustment will bring an existing structure and driveway into compliance with setback requirements for the district but will not change the total acreage of either 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.

5. Other business

6. Adjourn