



**Town of Lyndon**  
**Planning Commission Meeting Minutes**  
**Wednesday, January 14, 2026**

In attendance—

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

OFFICIALS: Tracy Bodeo (Planning Director), Jon Prue (Zoning Administrator)

PUBLIC: Bob Montminy

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

**Agenda Changes:** None

**Nomination of Vice-Chair:** After noting that the previous vice-chair resigned last year, Holly Taylor nominated John Peters to be the new Vice Chair. The nomination was seconded by Curtis Carpenter. All were in favor.

**Approval of the minutes from the October 22, 2025, meeting:** Ken made a motion to approve. Holly seconded the motion. Vote: 5-0 approved.

**Comments from the public on non-agenda items:** Bob Montminy addressed the PC asking for them to consider a zoning district change to his property. The property is on Commercial Lane and is currently zoned as Industrial. Mr. Montminy would like to have the zoning district changed to Industrial-Commercial, since the Commercial district allows for more uses and some of the neighboring districts are also Industrial-Commercial. An RC car track and education center was originally permitted by the Development Review Board as a school on the property. (State statute says that schools must be permitted in all zoning districts). The board discussed the complexities of zoning changes and the potential impact on neighboring properties. The RC car track has evolved into a community event space with camping and overnight stays for racers and their families, a use that is not permitted in the Industrial District. The on-site activity has grown and has accommodated up to 119 people at weekend events and Wednesday night races. They also mentioned a discussion at the next DRB hearing regarding changes to the property, including the addition of campsites, retail and other unpermitted buildings, which may require further permits. They agreed to revisit the topic at a future meeting when other Town zoning district changes are discussed.

## **Meeting Agenda Discussion—**

Tracy shared that there is still a potential new PC member. Three members of the PC met with the applicant at a previous meeting and suggested that he be recommended to the Selectboard. Holly and Curtis agreed that the applicant should be interviewed. The interview will take place at an upcoming Selectboard meeting.

The next topic of discussion was Tier 1B Final Guidance. Tracy stated that this topic has been discussed previously and the Cat Driscoll from NVDA was there to answer any additional questions. They showed where Tier 1B would be within the Town and outlined the benefits and requirements, noting that it would allow for Act 250 exemptions for up to 50 units of housing on plots of 10 acres or less, and did not require Act 250 review by the Town or any additional flood regulations. The group came to the consensus that there are no negatives to opting in to Tier 1B and if asked by the Selectboard, they would recommend that the Town signs the resolution and opts in. The topic will be put on the February 2, 2026 Selectboard Agenda.

The discussion then moved to the Town Bylaw adjustments that are being made due to State Act 47 requirements. Jon Prue, Zoning Administrator, and the group went through the current mandated updates that have been made in multiple articles of the bylaws. Updates include changes in number of units and permitted uses on Class 1 lots, plus minimum lot sizes for most districts, noting a reduction to 8,712 square feet per unit in Class 1 areas. The group discussed potential issues with lot sizes and building requirements, particularly for small lots, and proposed consulting with their attorney and VLCT regarding density bonuses for affordable housing projects when this type of development is requested.

The group also discussed the subdivision processes, making a change to how the Zoning Administrator and DRB allow for minor subdivisions. It was also recommended that they add in State language that will adjust for height restrictions, parking requirements, and fire marshal reviews. Jon explained the administrative review process for minor subdivisions and highlighted the need for documentation from the fire marshal for certain projects. He also mentioned upcoming work on definitions of tiny houses, recreational vehicles, and recreational campers, with a focus on permitting and zoning regulations for these structures. He explained that while recreational vehicles are not considered dwellings, there are increasing cases of people living in them year-round, often without proper wastewater systems. The group ended this discussion noting the need for clear definitions and potential updates to zoning districts.

At the end of the meeting, Curtis mentioned plans to bring up the issue of the Lyndon Institute's football field ownership at a future meeting and asked for this topic to be put on the next PC agenda.

**Meeting adjourned at 7:32 pm.**

\*Meeting minutes prepared by Tracy Bodeo on 01/19/25. For a detailed account of the meeting, please listen to the recording, also posted on our website.