



Town of Lyndon
Planning Commission Meeting Minutes
Wednesday, October 22, 2025

In attendance—

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

OFFICIALS: Tracy Bodeo (Planning Director)

PUBLIC: ---

PRESS: ---

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

Agenda Changes: None

Approval of the minutes from the August 13, 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—

Holly began the discussion recalling the information presented to the Selectboard by representatives from NVDA on Tier 1A and 1B, noting that the town could opt into Tier 1A for complete Act 250 exemption but is not currently compliant due to flood hazard bylaws not meeting DEC model regulations. Tracy mentioned speaking with Kat about potentially still opting in for some of the area, but there would need to be a good reason for keeping certain eligible pieces out. The state's push for control in the river corridor and flood hazard areas was also discussed, with uncertainty about the town's options moving forward. They expressed concerns about the effects of Tier 1A and 1B regulations, particularly regarding floodplain requirements and the town's ability to manage past Act 250 permits. Tracy suggested waiting until March or later to decide whether to opt into the regulations, considering factors like the town's downtown designation application and housing needs. She plans to meet with NVDA in the coming weeks to clarify questions about qualification for Tier 1B and explore potential exemptions.

Curtis explained Act 250 jurisdiction triggers, noting that development on more than 10 acres, housing projects with 10 or more units, and commercial construction can trigger jurisdiction. They discussed that while the town has zoning and subdivision bylaws, there are no 10-acre lots in the 1A area, and commercial developments might not trigger jurisdiction. Tracy mentioned that towns can opt into 1A or 1B jurisdictions, with 1A requiring a \$250 application fee and a 45-day decision timeline, but applications are not yet available.

Tracy then briefly talked about Tier 3 and the Road Rule in Tier 2, explaining that while initially covering a large majority of the state, the scope has been narrowed to focus on the most critical areas. There will still be new restrictions on development, which could affect property values, particularly for those without the means to navigate the new requirements. They expressed concerns about the challenges of implementing such sweeping changes. It was noted that there are several upcoming Land Use Review Board (LURB) meetings to discuss Tier 3 and the new road rule with the public, and to get feedback for their next set of draft rules. Tracy will send the group information and zoom links to the meetings presented by the LURB as provided on the Act 250 website.

The group discussed PC membership and noted interest from a new member who will be invited to the next meeting on the 12th. They realized there is no vice chair position and agreed to address this at the next meeting. Tracy was asked about DRB membership increases, and she stated that there are two new members voted in by the Selectboard at their last meeting. The conversation ended with a motion to adjourn.

Meeting adjourned at 6:38 pm.

*Meeting minutes prepared by Tracy Bodeo on 10/27/25. For a detailed account of the meeting, please listen to the recording, also posted on our website.