

## TOWN OF LYNDON DEVELOPMENT REVIEW BOARD

January 15<sup>th</sup>, 2026

The Lyndon Development Review Board will hold a public hearing on Thursday, January 15<sup>th</sup>, 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=RIA4YmtsY3lwS0h0MytHZUVqMVVkUT09>

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. **2025-090: Field, Farm, and Forest seeks Conditional Use and Site Plan approval to change the use the property owned by Christopher Brown located at 812 Brown Farm Road (parcel #32-1341) from "Single-household" to "Childcare Facility". The property is in the Residential Neighborhood District. This application requires Conditional Use approval under sections 4.2.2 (Conditional Use) and 3.2.2.4 (Childcare Facility), must meet performance standards of section 4.4.5 and requires Site Plan approval under section 9.1 of the Lyndon Zoning Bylaws.**

**5. Other Business**

1. 2025-080: James Mayer seeks a Conditional Use permit to remove an existing 14'x68' mobile home on his property located at 563 South Wheelock Road (parcel #09-111) and replace it with a 27.5'x40.75' manufactured home on a different footprint. The property is in the Rural Residential District and Special Flood Hazard Overlay District (Special Flood Hazard Area, Floodway, and River Corridor). This application requires Conditional Use approval under section 4.2.2 and 11.4 (New structure in the Special Flood Hazard Area and River Corridor), must meet the development standards of section 11.5, must meet performance standards of section 4.4.5 and requires site plan approval under section 9.1 of the Lyndon Zoning Bylaws.
2. 2024-066: Robert and Malisha Montminy will appear before the Development Review Board to discuss changes to their site plan and various zoning violations on their property located at 160 Commercial Lane (parcel #09-1431) in the Industrial District. Violations include operating without a Certificate of Occupancy (section 13.9), unpermitted uses of "Retail" and "Campground", unpermitted structures, failing to meet their approved use of "School", and non-approved changes in site plan.

**6. Adjourn**