



Town of Lyndon
Planning Commission Meeting Minutes
Wednesday, January 28, 2026

In attendance—

COMMITTEE MEMBERS: John Peters (Vice-chair), Kevin Horner, Curtis Carpenter, Ken Mason.

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

PUBLIC: Lorelee Tester (Lyndon Institute, Board of Trustees, President)

PRESS: Paul Hayes (Caledonian Record) via Zoom

Meeting begins: John Peters called the meeting to order at 6:00 pm.

Agenda Changes: None

Approval of the minutes from the January 14, 2025, meeting: Ken made a motion to approve. Kevin seconded the motion. Vote: 4-0 approved.

Comments from the public on non-agenda items: None

Meeting Discussion—

The first topic of discussion began with Lorelee Tester stating that Lyndon Institute would like to revisit the idea of purchasing the town-owned football field that they have currently been leasing. (There is still approximately 12 years on the lease). She noted that Lyndon Institute expressed interest in taking ownership due to safety concerns with the aging track and wanting to put in lights and a new field, but faced challenges with bank financing since the property is not owned by the school. Lyndon Institute would like to purchase the piece of property that holds the track and football field for \$1.00, continuing the relationship they have with the town. The discussion explored the possibility of a sale versus a long-term lease, though concerns were raised about tax implications and the property's high value and whether a sale would be the right decision for the Lyndon community. The group decided to table the discussion and pick it up again at a future meeting when all board members are present, although the decision to sell the property would need to be made by the Selectboard.

The meeting then focused on reviewing and updating additional bylaw sections and definitions. The group discussed specific definitions including primitive camps and recreational vehicles. Jon Prue highlighted the need to re-adopt a previously omitted definition for recreational vehicles to ensure compliance with FEMA requirements. The group then went through several sections of the bylaws, the

first being the addition of a section to Article IX having to do with whenever a proposed site plan involves access to a State highway or other work in the State highway right-of-way, as per state statute. Article VII, Subdivisions, was also discussed, reviewing the state statute, “Whenever a proposed subdivision is adjacent to a State highway, the application for subdivision approval shall include a letter from the Agency of Transportation confirming that the Agency has reviewed the proposed subdivision and determined whether a permit is required under 19 V.S.A. § 1111.” Then under Article IV, General Provisions, they discussed adding a section that would ensure that a resident applying for a permit would also provide the Zoning Administrator with a copy of the Fire Inspection Results Report from the Fire Marshall prior to receiving a Certificate of Occupancy.

The group also discussed considering implementing a rental registry to address upcoming changes in property tax assessment under Act 73 and to better track accessory dwelling units. Additionally, Tracy informed the group that the Planning & Zoning Office is in the process of reviewing an enhanced energy plan for the Town, which would provide more local control over large-scale energy projects, and they would also be talking about a design overlay district in the upcoming months. Then finally Tracy asked the Planning Commission to think about any potential community projects they might like to pursue in the coming year.

Meeting adjourned at 6:46 pm.

*Meeting minutes prepared by Tracy Bodeo on 02/02/25. For a detailed account of the meeting, please listen to the recording, also posted on our website.