



Town of Lyndon
Planning Commission Meeting Minutes
Wednesday, February 11, 2026

In attendance—

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

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

PUBLIC: ---

PRESS: Paul Hayes (Caledonian Record) via Zoom

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

Agenda Changes: None

Approval of the minutes from the January 28, 2025, meeting: Ken made a motion to approve. Kevin seconded the motion. Vote: 4-0 approved.

Comments from the public on non-agenda items: Paul Hayes from the Caledonian Record asked about the relationship between the Town and Vermont State College, Lyndon, and if there is any ongoing discussion going on about what can be done to make improvements. Paul raised concerns about the college's lack of public presence and its potential role in economic development. Past efforts to improve collaboration between the college and the community seem to have stalled. There used to be more in Town for college students to do and there was also a better connection between Lyndon Institute and the college. Paul discussed the decline in enrollment at the college, from 1,500 to 400 over 16 years, and the recent sale of land to the National Guard. He planned to meet with the chair of the trustees and president to explore the institution's needs and challenges.

Meeting Discussion—

The group reviewed progress on bylaw definitions and adjustments to terms like “affordable housing” and including the addition of terms like "tiny home" and "recreational vehicle." Jon noted that for recreational vehicles, the Town needs to comply with flood insurance requirements. They planned to present the updated definitions soon and discussed future steps for addressing split parcels and applying for

downtown designation. They also explored how changes in home valuations could affect the definition of affordable housing, noting that median incomes have not kept pace with rising property values. Jon explained that Lyndon is overdue for property reappraisals, which could lead to significant changes in assessed values and tax rates.

Tracy then outlined plans to complete a design overlay district over the next few months, which will require adjustments including setbacks on certain parcels. The team also addressed ongoing work on a capital improvement plan, occurring at the same time, so that both these prerequisites are complete for the downtown designation application by November 2026. Tracy also updated the group on the Downtown Transportation Fund (DTF) improvements, including the new lighting and potential bump-outs for safer crosswalks in downtown with engineering work expected to take place over the next 3-5 months. The Town is also making progress on energy efficiency projects in the Municipal buildings, as part of the MERP grant. This includes LED replacement lighting and mini-split heating systems, along with insulation work.

The Planning Commission also mentioned that they are still seeking new members and will reach out to the radio station to advertise these positions. The group concluded the meeting with a brief talk about developing an enhanced energy plan and will review a template from NVDA and consider Vermont's current energy challenges.

Meeting adjourned at 6:54 pm.

*Meeting minutes prepared by Tracy Bodeo on 02/17/25. For a detailed account of the meeting, please listen to the recording, also posted on our website.