



**Town of Lyndon**  
**Planning Commission Meeting Minutes**  
**Wednesday, April 08, 2026**

In attendance—

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

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

PUBLIC: Heather Carrington (Consultant from CCDS)

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**Meeting begins:** Holly Taylor called the meeting to order at 6:01 pm.

**Agenda Changes:** None

**Approval of the minutes from the March 25, 2025, meeting:** Ken made a motion to approve. Holly seconded the motion. Vote: 5-0 approved.

**Comments from the public on non-agenda items:** None.

**Downtown Design Overlay District Proposal Discussion:**

Heather Carrington, the Town's Consultant, introduced herself to those who may later listen to the recording. She then provided an update on the Design Review District project for Lyndon's downtown designation application. She clarified a question asked at the previous PC meeting, stating that mobile homes are not excluded from the design review district per state statute, though the base zoning requirement of at least 2 stories may functionally exclude them. Heather then gave the PC an overview stating that they will discuss six items related to the design district: fenestration, porches and decks, additions and conversions, accessory structures, fences and walls, and signage during the meeting.

The PC discussed these 6 design features and made the following preliminary recommendations for the overlay district:

***Fenestration***—the group agreed to put in place language prohibiting blank walls, requiring a front facing entrance, and requiring consistent and proportional windows of the same general size and shape as surrounding buildings

***Porches and decks***—establish requirement that porches are complementary to and compatible with the original building without obscuring defining architectural characteristics; establish the requirement that decks are constructed in back or side yards only.

***Additions and conversions***—the PC recommends that language is prepared requiring additions to be behind or to the side of original buildings, and compatible with the original building but distinguishable.

***Accessory buildings***—prepare language allowing accessory buildings only in back or side yards.

***Fences and walls***— This item was tabled until next time. They explored options for implementing requirements without creating significant obstacles. Heather agreed to research the possibility of using administrative approval rather than full Design Review Board (DRB) approval for fence regulations.

***Signage***—the group agreed not to include signage standards in the overlay district, maintaining the existing requirements in the base zoning for the Village & Main District.

#### **Act 181:**

The last topic of discussion was Act 181, including its potential repeal, in full or in part, due to its new Tier classifications, the Road Rule, and the impact on property development. They noted that while Act 181 has been in place for two years, public awareness and concern are more recent, with the group noting the Act 250 regulations are now based on location and therefore adding residential requirements that could affect many landowners. If Act S.325 passes it would delay the date of implementation of both the Road Rule and the Tier 3, which would allow for further discussion of the rules and mapping.

**Meeting adjourned at 7:12 pm.**

\*Meeting minutes prepared by Tracy Bodeo on 04/13/26. For a detailed account of the meeting, please listen to the recording, also posted on our website.