

TOWN OF LYNDON DEVELOPMENT REVIEW BOARD

May 7th, 2026

The Lyndon Development Review Board will hold a public hearing on Thursday, May 7th, 2026, 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. **2026-032: Aneka Bickford seeks a Conditional Use permit to change the use of a portion of her property located at 256 Charles Street (Parcel #24-0440) from Single-Household to Childcare Facility. The proposed change of use is an expansion of the existing Childcare Facility Conditional Use on the property. The property is in the Residential Neighborhood District. This application requires Conditional Use approval under sections 3.2.2.4 (Childcare Facility), 4.2.2 (Conditional Use), Site Plan approval under section 9.1, and must meet the performance standards under section 4.4.5 of the Town of Lyndon Zoning Bylaws.**
2. **2026-033: Linda C Lee, Susan C Connor, and Brian Clifford propose two 3-lot subdivisions of their 15.34-acre parcel (parcel #32-069) and their 71.23-acre parcel (parcel #24-187) located on Lily Pond Road. The properties are in the Rural Residential and Residential Neighborhood districts. Parcel #32-069 will become one 6.83-acre parcel containing a 50' Right of Way, Velco Powerline Easement, and an existing Barn, one 5.2-acre parcel containing a 50' Right of Way, and one 3.31-acre parcel of undeveloped land. Parcel #24-187 will become one 2.13-acre parcel of undeveloped land, one 2.06-acre parcel of undeveloped land, and one 67.04-acre parcel containing 4 accessory/Ag structures, a wastewater system, waterline/waterline easement, and Velco Powerline Easement. The application requires Final Subdivision Plan approval for a minor subdivision under section 7.7 and Site Plan approval under section 9.1 of the Town of Lyndon Zoning bylaws.**
3. **2026-034: Mansfield Ave LLC seeks a Conditional Use permit to remove and replace a 3-story 10'x12' accessory structure (deck) on his property located at 86 Raymond Street (parcel #22-0140). The property is in the Residential Neighborhood district. The location of the existing accessory structure fails to meet the minimum side setback requirements for the district. This application requires Conditional Use approval under sections 4.2.2 (Conditional Use), 5.3.2 (Nonconforming Structures), Site Plan approval under section 9.1, and must meet the performance standards under section 4.4.5, of the Town of Lyndon Zoning bylaws.**

4. **2026-035: Mark Sanville seeks a Conditional Use permit to construct a 40'x60' accessory structure (garage/shop) for the use of Light Industry to operate a small automotive/machine shop on his property located at 25 York Street (parcel #33-0171). The property is in the Commercial District. This application requires Conditional Use approval under sections 3.6.2.12 (Light Industry), 4.2.2 (Conditional Use), Site Plan approval under section 9.1, and must meet the performance standards under section 4.4.5, of the Town of Lyndon Zoning Bylaws.**

5. Other Business

6. Adjourn