

TOWN OF LYNDON DEVELOPMENT REVIEW BOARD

May 21st, 2026

The Lyndon Development Review Board will hold a public hearing on Thursday, May 21st, 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. **2026-044: Durocher Properties LLC seeks a Conditional Use permit and Site Plan approval to change the use of the property owned by Timothy and Pamela Tanych located at 231 Red Village Road (parcel #32-1631) to Light Industry to operate their firewood processing business. 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.**
2. **2026-043: NE Storage LLC seeks a Conditional Use permit and Site Plan approval to build a 20' x 100' and 20'x105' storage sheds on their property located at 5040 Memorial Drive (parcel #13-0471) enlarging the existing conditional use of Self-storage facility. The property is in the Commercial District. The proposed development was previously approved on July 18, 2024 (permit #2024-037). This application requires Conditional Use approval under sections 3.6.2.3 (Self-storage 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.**
3. **2026-045: The Vermont Military Department seeks a Conditional Use permit and Site Plan approval to construct a 40,417 square foot National Guard Readiness Center on their property located at 253 Lower Campus Drive. The property is in the Rural Residential district. The proposed 40-foot-tall structure fails to meet the 35-foot height restriction. The proposed development was previously approved on February 12, 2024 (permit #2023-120) but the permit reached its 2-year expiration prior to the completion of the project. This application requires Conditional Use approval under sections 3.1.2.2 (Public Building or Facility), 8.9 (Height Regulations), and 4.2.2 (Conditional Use). This application also requires site plan approval under section 9.1 and must meet the performance standards under section 4.4.5. of the Lyndon Zoning Bylaws.**
4. **2026-026: Louis J. Buzzi seeks a Conditional Use permit to change the use of his property located at 791 Main Street (parcel #31-1341) to "Fuel distribution/gas station" and build a 4500 square foot retail store, 3,100 square foot gasoline island, and 576 square foot diesel island. The property is in the**

Commercial District and Special Flood Hazard Overlay District (Special Flood Hazard Area and River Corridor). The proposed development was previously approved on April 19, 2024 (permit #2024-003) but the permit reached its 2-year expiration prior to the completion of the project. This application requires Conditional Use approval under section 3.6.2.10 (Fuel distribution/gas station), section 4.2.2 and 11.4.D (Conditional Use), and must meet the development standards of sections 11.5.A and 11.5.C of the Lyndon Zoning Bylaws. This application also requires site plan approval under section 9.1 and must meet the performance standards under section 4.4.5. of the Lyndon Zoning Bylaws.

5. Other Business

6. Adjourn