



Town of Lyndon
Planning Commission Meeting Minutes
Wednesday, June 10, 2026

In attendance—

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

OFFICIALS: Tracy Bodeo (Planning Director)

PUBLIC: ---

PRESS: Paul Hayes (via Zoom)

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

Agenda Changes: None

Approval of the minutes from the May 27, 2025, meeting: John made a motion to approve. Holly seconded the motion. Vote: 6-0 approved.

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

Capital Improvement Plan / Link to Town Plan Discussion

Tracy began the meeting by bringing up the Town Plan and laying out the Actions items within the Plan that specifically mention capital improvements. Action 4.2 specifically calls for the Town to create a Capital Improvement Plan (CIP). The Draft CIP step is almost complete—it is also part of the Town's Downtown Designation application.

Tracy mentioned that while the Capital Improvement Plan (CIP) is an administrative action approved by the Selectboard, they are looking for the Planning Commission to review the CIP along with these specific Actions in the Town Plan (a planning document drafted by the PC), to see if they thought the current draft CIP is reasonable and/or if they would have any suggestions for additional projects that should be included. Tracy listed several projects that could be in the CIP based on ideas that have been discussed over the past few years, including a flood restoration park project at the former Town Garage site, curbing and creating more parking around Bandstand Park, and projects on the flood buyout properties.

The CIP includes existing long-term debt and proposed new debt. It is a plan that consolidates capital priorities into a single document, but the exact funding is not something that has to be committed to for the full five years – the Selectboard still needs to approve a budget annually, and the CIP can be adjusted based on new priorities in the Town or additional funding. The CIP shown at the meeting is still in draft form and there are several numbers that need to be corrected. The total cost of the flood damage repairs will be added, as well as a better estimate for the gym renovation. This will happen before the Selectboard meeting on Monday, June 15th, where our Consultant, Heather Carrington will present the Draft CIP to the Selectboard for approval, comments or revisions. The PC provided a general approval of the CIP as being reasonable, but will review in depth and offer approval or suggestions before the Selectboard meeting. The Town will continue to search for grants and other funding for various other capital projects to be discussed and prioritized.

The question about the Vail Transmission Project from the previous meeting was answered. Ken noted that it is the Vail Hill water line project. This has been corrected on the existing debt section of the CIP.

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Planning Commission Booth at Stars and Stripes Festival

Holly began the conversation suggesting that the PC have a booth at the Stars and Stripes Festival (at Bandstand Park on July 18th, 2026) where they could recruit volunteers and showcase what makes Lyndon a great place to live. The group discussed ideas for the booth, including creating handouts about local amenities, schools, and arts programs, using historical photos from Ken's collection, and potentially offering refreshments or raffle prizes. They agreed to develop initial ideas and seek feedback, while also investigating budget options for promotional materials. Holly volunteered to man the booth but also invited everyone else to join her.

Meeting adjourned at 6:34 pm.

*Meeting minutes prepared by Tracy Bodeo on 06/12/26. For a detailed account of the meeting, please listen to the recording, also posted on our website.