



Town of Lyndon
Planning Commission Meeting Minutes
Wednesday, June 24, 2026

In attendance—

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

OFFICIALS: Tracy Bodeo (Planning Director)

PUBLIC: Namik Kurlik

PRESS: ---

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

Agenda Changes: None

Approval of the minutes from the June 10, 2025, meeting: Ken made a motion to approve. Kevin seconded the motion. Vote: 5-0 approved.

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

Meeting Discussion:

The Planning Commission discussed potential parking improvements around Bandstand Park, with Tracy presenting options including parallel parking, angled parking, and/or installing granite curbing around the park side of Park Avenue from Maple Street to Main Street. The PC explored different scenarios ranging from adding 6-12 additional parking spaces to converting the road to one-way traffic, though concerns were raised about whether the proposed changes would effectively address the underlying parking issues for local businesses, although having more parking around the park for special events, like the farmer's market and the Stars and Stripes Festival, would be helpful. They agreed to continue to research costs and feasibility of improving the existing parking around Bandstand Park as well as at the Diamond parking area, which may offer a better option for businesses on Depot Street.

Next, Tracy discussed ideas for utilizing FEMA buyout properties, including the possibility of creating community gardens or maintaining a mown path from the buyouts on Center Street to the PAL path over the bridge behind the Municipal Office Building. She noted that there are restrictions on building permanent structures and suggested using these properties for natural areas or potential boat access to the river, pending town decisions on maintenance. It is possible to use the properties for kayak access and

boat access points along the river, including exit options near Plaza White's or the Center Street Bridge if accessing the river farther north. The PC also mentioned that the Village Sports Shop's buyout purchase was delayed due to policy changes and EPA requirements that needed to be addressed before the property is bought out.

The PC then discussed plans for the Stars and Stripes event, including checking with Dawn about registration and budget options, with a deadline of July 10th for paperwork. They explored ideas for a raffle, including seeking local business donations and potentially asking the Lyndon Institute for items, while noting that Rotary has had success with similar events. They also discussed what the booth would feature, including local attractions like Powers Park, the College, and Colby Library, with Ken providing images for the event materials. They will also provide information on the Town projects that have been ongoing, including the work being done with the MERP grant program, and provide handouts on the energy efficiency and weatherization programs available to the general public and individual businesses.

Tracy then provided an update on the Capital Investment Plan (CIP) and noted that Heather Carrington, the Town's consultant for this program, would be back at the next Selectboard meeting on July 6th to answer any additional questions that they may have. Justin has updated some of the equipment numbers and timeline. Heather will also be at the next Planning Commission meeting on July 8th to discuss the draft Design Overlay District.

Other business that was brought up included the Sanborn Bridge and the Power's Park projects. It was explained that the Selectboard wants to continue with the rehabilitation of the Sanborn Bridge, but it will not be put back over the river due for multiple reasons. The project will no longer seek federal funding, allowing them to avoid conflicting procurement policies, and instead plans to continue to pursue approximately \$100,000-\$150,000 in state grants to complete the restoration. The contractor who dismantled the bridge has expressed interest in continuing the project for around \$450,000, though final funding decisions are still pending. Another question that was brought up was where the Village Improvement Society (VIS) was with its Power's Park playground and park rehab program. Where they are at with fundraising efforts is unknown at this point, but the landscape architectural plans for the playground were completed last year. Tracy also provided an update on Downtown Transportation Fund grant lighting project, noting that material orders are nearly complete with installation expected before the end of the summer. The crosswalk safety enhancements includes plans to prioritize two middle crosswalks near the Darling Inn, with bump-outs and button-activated signage, and implement bright-colored paint instead of white to improve visibility, along with the new lighting.

The last discussion topic was a brief mention of NVDA's regional plan update and the town's zoning maps, with adjustments made through Act 47 and the potential addition of a Design Overlay District. The team aims to have the first public hearing for the bylaw amendments in the next two months, with the goal of submitting the downtown designation application by November, pending approval of the Design Overlay District and CIP. There may also still be a typo in the flood hazard section of the bylaws, as well as other sections, which will be fixed. The group briefly touched on upcoming tasks, including hazard mitigation plan due to be updated next year, and the Town Plan, due the following year. They also stated the process for how to join the Planning Commission.

Meeting adjourned at 6:56 pm.

*Meeting minutes prepared by Tracy Bodeo on 06/29/26. For a detailed account of the meeting, please listen to the recording, also posted on our website.