



Town of Lyndon
Planning Commission Meeting Minutes
Wednesday, July 22, 2026

In attendance—

COMMITTEE MEMBERS: Holly Taylor (Chair), John Peters, Curtis Carpenter, Quintin Tomasi.

OFFICIALS: Tracy Bodeo (Planning Director)

PUBLIC: Heather Carrington

PRESS: Paul Hayes

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

Agenda Changes: Remove the word “Final” from Final review of the Design Overlay District and other/Act 47 bylaw amendments.

Approval of the minutes from the June 24, 2025, meeting: Holly made a motion to approve. Curtis seconded the motion. Vote: 4-0 approved.

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

Meeting Discussion:

The meeting started 15 minutes late due to not having a quorum until 6:15 when a fourth member of the PC arrived.

The meeting focused on reviewing the Design Overlay District and Act 47 by-law amendments, with Tracy explaining that some bylaw conformities still need to be addressed by adding state statute language. Heather clarified that missing this meeting would not impact the timeline for applying for Downtown Designation in November.

The team discussed and approved two additions to the Design Overlay District: allowing fees-in-lieu of sidewalk installation at the discretion of the DRB, and requiring permanent closure of original curb cuts when relocating them. They also reviewed the waiver standards.

The group discussed placement of the design overlay map in the bylaws, deciding to keep it after the zoning district map, Appendix E, and noted that the final digital version would need to be created by the GIS team at NVDA with proper shape files once approved.

The team discussed adjustments to the Design Review Overlay District map, keeping it within the Village and Main Zoning District boundaries, as previously decided, by removing certain parcels not within the area. The PC expressed concern about specific properties not being in the Design Overlay District, but was reassured that they remained eligible for all Downtown Designation benefits even when outside of the Design Overlay. The group agreed to the minor map adjustments, fixing the boundary lines to where previously discussed and approved.

Heather presented the statutory requirements timeline for the bylaw amendment, with the official delivery of the full draft scheduled for August 12th and a public hearing planned for September 9th. The team discussed several needed updates to the bylaw document, including adding required language to meet state statute requirements, clarifying density bonus provisions, and addressing inconsistencies in manufactured home park terminology. The group agreed to review and approve both the updated bylaw and the Act 47 compliance report at the next meeting on August 12th to stay on track with the timeline.

Meeting adjourned at 7:06 pm.

*Meeting minutes prepared by Tracy Bodeo on 07/23/26. For a detailed account of the meeting, please listen to the recording, also posted on our website.