



Town of Lyndon
Planning Commission Meeting Minutes
Wednesday, August 12, 2026

In attendance—

COMMITTEE MEMBERS: John Peters (Vice-chair), Curtis Carpenter (via Zoom), Quintin Tomasi, Kevin Horner, Ken Mason.

OFFICIALS: Tracy Bodeo (Planning Director), Jon Prue (Zoning Administrator)

PUBLIC: ---

PRESS: ---

Meeting begins: John Peters called the meeting to order at 6:01 pm.

Agenda Changes: None

Approval of the minutes from the July 22, 2026, meeting: Quintin 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 group reviewed the final proposed bylaws amendments, which have been amended in two parts—the Act 47 and other state-mandated changes, and the Article XVII design review overlay district regulations. Tracy went through each newly reviewed section of the bylaws explaining the additions, modifications, or deletions in the redline version of the bylaws. The group discussed all clarifications including the change to the language for each article or definition, such as fixing the wording in sections 3.3 and 3.6, pertaining to commercial mixed-use buildings in these districts. They updated the section on recreational vehicles at construction sites, renewable energy structures, added density bonuses, removed redundant section 4.2.3, and updated other definitions.

The PC discussed updates to the residential care exemption definition, including the addition of recovery residences and emergency housing assistance in hotels and motels, and adjusted parking for affordable housing to 1.5 per dwelling unit, as required by Act 47. They also covered changes to solar energy device regulations and definitions for farming, noting that these updates were based on state requirements and/or federal definitions. The discussion included clarification on terminology, including the use of "manufactured" versus "mobile home" in different contexts. The PC confirmed agreement with previous discussions about these changes. The proposed amended bylaws added language specifically stating that

permit fees are required at the time of filing for a zoning permit. There were also modifications to wireless communication structures.

The PC also discussed changes made to flood hazard language, explaining that planting projects in flood hazard areas will now be permitted by operation of law without requiring additional permits, as long as they restore natural and beneficial floodplain functions. Certain permits would require written confirmation from ANR to be considered exempted activities. The PC expressed concern about how planting trees could potentially create flooding issues, particularly with certain types of vegetation like Christmas tree plantations. They noted that the state may mandate further changes in 2028.

The discussion moved next to the consideration of whether to maintain separate definitions for wholesale storage and distribution facilities versus regional solid waste management facilities. They discussed the need to clarify and potentially separate definitions for different types of waste facilities in the bylaws, including wholesale storage and distribution of non-hazardous and hazardous materials, as well as regional solid waste management facilities and recycling center. They noted that while the definitions are similar, they serve different purposes and may need to be kept distinct. The State allows for regulation of these facilities by location based on existing zones. They added the state definition for hazardous waste management facilities with a notice of intent requirement. The group decided to keep the current definitions separate and determine appropriate districts for each type of facility. State definitions for hospitals and emergency shelters were also added.

The PC then discussed the appropriate zoning districts for these different facilities: regional solid waste management facilities, hazardous waste management facilities, hospitals, and emergency shelters. They agreed to place hazardous waste management facilities in the industrial district. Regional Waste Management Facility was placed with Recycle Center, also in the industrial district. They decided to place hospitals in rural residential, industrial or commercial districts. They determined that like schools, churches, and public buildings, emergency shelters could be conditionally approved in all zoning districts. These districts would be appropriate locations as when designated by agencies like the Red Cross or FEMA. The Appendix B “Allowed Land Use Matrix” charts were also updated to include these additional conditional uses for the specified districts.

The proposed bylaws also update the Appendix C “Minimum Requirements for Development” charts, by removing the entire Industrial Control overlay chart due to minimum requirements being based on the underlying zoning district, as discussed at a prior meeting.

Finally, the team reviewed a report explaining the purpose and alignment of the bylaw amendments with the municipal plan, particularly focusing on housing, energy efficiency, and historic preservation goals. They noted that the report successfully demonstrated how the amendments conform to the town plan's goals and policies, clarify definitions and language, and meets the State-mandated requirements. They confirmed the report will be published in the newspaper before August 21st if approved, followed by a public hearing scheduled for September 9th. The discussion concluded with the PC approving the proposed bylaw amendments and the Municipal bylaw amendment report for transmission to the State, NVDA, and abutting municipalities. The Proposed Amended Bylaws-August 2026 and the Municipal Bylaw Report are available in the Clerk's office of the Municipal Office building and online at lydonvt.org on the Zoning Bylaws page. The Planning Commission public hearing is scheduled for September 9th and a Notice of Public Hearing will be published in the Caledonian Record.

Meeting adjourned at 7:18 pm.

*Meeting minutes prepared by Tracy Bodeo on 08/18/26. For a detailed account of the meeting, please listen to the recording, also posted on our website.