Town of Lyndon

Planning Commission Meeting Minutes

Wednesday, October 28, 2026

In attendance—

COMMITTEE MEMBERS: John Peters (Vice Chair), Curtis Carpenter (via Zoom), Quintin Tomasi, Kevin Horner.

OFFICIALS: Tracy Bodeo (Planning Director)

PUBLIC: Cynthia Stewart (Stewart Consulting), Ashley Van Zandt (Catamount Arts Director of Development and Communications), Michael Miller (via Zoom)

PRESS: Paul Hayes (via Zoom), NEK News (via Zoom)

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

Agenda Changes: None

Approval of the minutes from the October 14, 2026, meeting: Keven motioned to approve; Curtis seconded the motion; all approved, 4-0.

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

Meeting Discussion:

The Planning Commission meeting focused on a presentation of the results of the Lyndon Master Arts and Culture Plan Survey. Jody Fried (Catamount Arts) could not be in attendance, but Ashley Van Zandt (Catamount Arts Director of Development and Communications) and Cynthia Stewart (Stewart Consulting) who led the project, were there to share the survey. They reported that 127 stakeholder conversations and 133 community survey responses were collected, with 103 surveys fully completed. The survey data showed that 52% of respondents lived in Lyndon, with additional participants owning businesses, working in the area, or regularly visiting. The team discussed how the plan could be incorporated into the town's existing plan, which expires in 2028, and highlighted opportunities for collaboration with Vermont State University students.

The group discussed the Greggfest concert at the college, and other events and activities put on at different venues in town. Many survey respondents were unaware of a lot of them despite their popularity among other community members. They emphasized the challenge of effective event promotion, noting that multiple marketing channels are needed to reach different audience segments, and highlighted how the college struggles to attract attendees despite offering reasonable ticket prices and quality

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programming. They also noted that while there was strong positive feedback and pent-up demand for events, awareness and scheduling were identified as key barriers to participation. The survey revealed that community members wanted improved communication about events, better connection with the college, more festivals and community events, business attraction and storefront development, and improvements to public spaces and parks.

Cynthia mentioned that the Lyndon Downtown Revitalization Corporation (LDRC) may be able to implement an app with AI functionality to centralize event information and help promote activities. The group discussed strategies to revitalize downtown Lyndon, focusing on transforming vacant storefronts through creative uses like window displays and pop-up markets. They emphasized the importance of supporting business owners with technical resources to ensure long-term success, citing examples from St. Johnsbury. Cynthia noted that defining and promoting Lyndon's unique cultural identity was identified as the top priority by stakeholders, noting the lack of a strong brand in the area. Survey results identified natural beauty, outdoor recreation, and covered bridges as key elements of Lyndon's cultural identity.

They discussed the rebranding of LDRC to "Live Lyndon" and outlined plans to strengthen arts and culture coordination through a new committee involving the college and the Satellite gallery. There is potential for local concerts, with the outing club expressing enthusiasm about hosting events similar to those at Dog Mountain. Ashley explained that their organization supports unique, locally curated events in different towns rather than dictating specific programming. Strengthening coordination and investment in arts and culture was identified as the second priority and noted the importance of partnerships with schools, businesses and nonprofits. Expanding participation in arts and culture was the third priority. Cynthia stated that over 100 people expressed interest in volunteering in Lyndon, and there was a strong demand for live music and community events including festivals and farmers markets. They proposed combining multiple offerings like concerts with farmers markets and public art projects to create vibrant community gathering spaces.

They also talked about plans to revive the Snowflake Festival in February and provide technical assistance grants to support local artists and creative entrepreneurs, another top priority. They discussed supporting local artists through compensation, makerspaces, and connecting with state and national funding sources. They suggested developing relationships with VSU's new president to advance partnerships and mentioned the importance of activating downtown with more frequent year-round events. The group emphasized creating a calendar of featured events, including the Snowflake Festival, Stars and Stripes, Trunk or Treat at Halloween, and discussed making events more inclusive for all community members. They noted the advantage of incorporating these ideas into the town plan and highlighted arts and culture as a driver of economic development. Next steps will be to draft Master Arts and Culture Plan using the survey results and stakeholder input, establish an arts and culture committee including the college, Satellite gallery, and other stakeholders, and coordinate with the Planning Commission to determine whether to add the Master Arts and Culture Plan into the town plan update.

The meeting concluded with a mention of incorporating arts and culture into town projects, with discussion of the gym renovation and downtown lighting as examples. Tracy mentioned the completion of the downtown lighting installation and shared the progress of the second part of the project—crosswalk safety improvements, with plans to bid construction work over the winter with construction hopefully starting in the Spring 2027. They also hope to work on fixing up the Diamond parking lot, including adding a public parking sign, repainting lines, and fixing the curb, working with Live Lyndon on a consistent look and feel for the welcome/info sign near Veterans Park and potential banners on poles, applying for a grant to seek a consultant for the hazard mitigation plan update due October or November 2027, and applying for a municipal planning grant to seek support through NVDA for maps and public engagement.

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It was once again noted that the next PC meeting on November 11th was rescheduled to November 18th due to Veterans Day. The November 25th meeting and the December 23rd meeting are also cancelled due to the holidays, but there will be the regularly scheduled meeting on December 9th.

Meeting adjourned at 6:59 pm; motioned by John; seconded by Kevin.

*****Meeting minutes prepared by Tracy Bodeo on 10/29/26. For a detailed account of the meeting, please listen to the recording, also posted on our website.

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