

Town of Londonderry, Vermont
Development Review Board
100 Old School Street, South Londonderry, VT 05155

MEETING MINUTES
Wednesday, October 18, 2017
Town Office - Twitchell Building, 100 Old School St., South Londonderry

DRB Members present: Esther Fishman, Terry Hill, Dwight Johnson, John Lancaster, Chris Laselle, Bob Maisey,

DRB Members absent: Denis Pinkernell, Terry Hill

Guests: Sharon Crossman (Interim Zoning Administrator), Jock and Lee Lawrason, Geoff Hatheway (Ski Magic LLC), Tim Jones (Tech Environmental), Tom Platt.

Co-Chair Esther Fishman called meeting to order at 5:33 pm.

Application 025-17 Ski Magic LLC by Geoff Hatheway for commercial improvements to existing ski area, including infrastructure and structures, located at 495 Magic Mountain Road.

Geoff Hatheway presented an update on activity and upgrades at Magic Mountain Ski Area in the first year of ownership by Ski Magic LLC, including: improved lift access, expanded snowmaking, increased number of days open and season passes, as well as improved interior quality of service with upgrades to the Tavern and cafeteria. He said there are many more short and long-term plans to be undertaken as necessary and feasible.

Tim Jones outlined 4 projects that are included in Ski Magic's permit application: replace existing Ski Patrol shack at top of Red Lift with new structure; install new structure at top of Green Lift; rebuild/enlarge existing deck on south side of Base Lodge and install surface lift at base of Magic Carpet. He said the new structures will be prefabricated and less than 15 feet total height. Tim Jones stated that Ski Magic LLC has plans to rebuild more snowmaking pipeline and improve lighting for signage and the lower mountain tubing park with Act 250 approval pending for these activities as well as the others described. He added that no state stormwater permit is required since the area of disturbance is less than one acre. Tim Jones submitted a memorandum with responses to applicable Zoning Bylaw standards found in Sections 500 Applicability, Section 502 Site Plan, Section 503 Conditional Use and Section 504 Site Plan Review.

The Board asked about sufficiency of parking and the applicants said parking is adequate on busiest skier days (limit 2000 tickets 2017 Presidents Week) with some use of Lot C and Dostal's parking lot.

The hearing was closed at 6:47 pm.

Application 031-17 by Jock and Lee Lawrason for a variance of front yard setback to construct a 'lean to' addition to an existing barn situated on Parcel 008001 located along the westerly side of Reilly Road.

The Lawrasons appeared to discuss their plan to construct an enclosed 'lean to' addition to their existing barn for firewood and tool storage. They said they were unaware until notified by Sharon Crossman, Interim Zoning Administrator, that the previous owner of their property was granted a 10 foot variance from the Zoning Board of Adjustment for the construction of the barn due a shortage of required setback distance from the town road (Permit 00-9 issued April 2000) Jock and Lee Lawrason stated their plan to add on to the east side of the barn seems to be the only option because their land drops off sharply on the west side, very close to their existing structures. The Board questioned the applicants as to other possible options to accommodate their storage needs.

The Lawrasons found no other option doable or desirable. The hearing was closed at 7:29pm.

Continued Public Hearing on Application 023-17 by Thomas and Judith Platt for conditional use approval of for change of use and conditional use approval for elevating the existing structure known as the old Post Office located on Parcel 102046 at 2152 North Main Street (VT Route 11 West).

New exhibits were submitted by the Interim Zoning Administrator, Sharon Crossman: written determination from John Broker Campbell, DEC Watershed Management Coordinator, FEMA application /approval for funding with Project Description. Tom Platt stated that there will be no crawl space when the structure is reset on the concrete slab over the filled basement. He submitted a photograph of the east side of the existing structure known as the ‘old post office’ showing that the loading dock has been removed. He also submitted a photo of the front entrance showing 2 existing light fixtures that, at this time, he plans to retain. Tom Platt stated that he has not yet decided to add or change any other exterior lighting. The Board directed the applicant to Section 410 of the Bylaw for lighting standards for guidance should he decide to make changes or additions to existing lighting.

Sharon Crossman stated that the application lacks a response to the standards of Section 205. She reviewed the specific standards that appear to be addressed by the submittals to date, those that do not appear to apply to this case and those that still need a response to satisfy the standards of the Flood Hazard Overlay District., specifically Section

At 8:47 pm, the Board decided to continue the Platt hearing on 11/16/17, contingent upon receipt of an Engineer’s Certification of the project plans per Section 205 (M) (2), (M) (10) and (K) (2) and a Lighting Plan, if and when exterior lighting is changed or added.

B. Preliminary Discussion - None

C. Approve Minutes - The Board approved the draft Minutes of 9/20/17.

D. Other Business No other business was transacted at this meeting.

Deliberations and Decisions

The Board entered deliberative session at 8:50 and emerged from deliberative session at 9:28 pm. A written decision will be issued for permit application 025-17 based on discussion this evening. A written decision will be issued for permit application 031-17 after the Board has visited the site and completed their deliberation.

Co-Chair Esther Fishman adjourned the meeting at 9:32 pm.

Respectfully submitted: _____, Interim Zoning Administrator / Sharon Crossman

Approved by DRB: _____, Co-Chair – Esther Fishman