

Town of Londonderry
Development Review Board

Minutes of Regular Meeting
of April 18, 2018

Twitchell Building
100 Old School Street, Londonderry, VT

1. The meeting was called to order at 5:35 PM by Esther Fishman, Co-Chairperson. Additional Board members who were present were Denis Pinkernell, Bob Maisey and Dwight Johnson. A quorum was present.

Also present for all or part of the meeting were Susan and Edgar Stoddard (Applicants), Travis Schwartz, representing John and Roberta Schwartz (Applicants), Sharon Crossman, and Bruce Frauman.

At the request of Ms. Fishman, Mr. Johnson agreed to serve as Temporary Clerk of the meeting.

2. Zoning Permit Application #005-18. Travis Schwartz presented on behalf of John and Roberta Schwartz a Zoning Permit Application to build a 3-bedroom house on Bentley Drive, a private road off Route 11. Following a review of the map attached to the Application, Mr. Pinkernell expressed concern that the house would be the fourth house on a private road, while the Town's Zoning Bylaws permit a maximum of 3 houses. The fourth house on the road triggers the need to bring up the road to Town specs. One possible solution to the problem would be improving the first portion of the private road (up to the first house on the roadway) to convert it into a road that meets Town requirements for a public road, including a 50-foot right-of-way, construction standards, etc. If the first house were then served by a public Town road, then the proposed new house would become one of only three houses served by the private road. It was suggested that Mr. Schwartz discuss this possible approach with the Town's Road Commissioner.

Members of the Board considered and did not find any problems with the proposed location of the house, including set-backs.

3. Zoning Permit Application #004-18. Edgar and Roberta Stoddard presented a Zoning Permit Application for a Change of Use from a church/school (located on High Street) to internal storage units and a redemption center, all within the Village Commercial District. The old church/school property was recently purchased by the Applicant. During the discussion of the application, Ms. Fishman noted that if the property was to be used both for storage and a redemption center, a “mixed use” permit would be required. The Applicant noted that if recycling is to be done on the site, an Act 250 permit will also be required. Mr. Pinkernell suggested that the Applicant also consider whether the proposed facility would require special permitting due to the risk of fire as a result of the proposed storage units within the building.

The Board noted that a public hearing was required before the Board could vote on the application and reviewed with the Applicant the approval requirements contained in Sections 502 and 503 of the Town’s Zoning Bylaws. The Applicant was also alerted to the need for a notice to all abutters prior to the hearing and was advised to prepare appropriate drawings (showing the proposed location of lighting, doors, etc.) for the hearing.

There followed a brief discussion by the members of the Board of the two applications.

The meeting of the Board was adjourned at 7:15 PM.

Respectfully submitted,

Dwight A. Johnson, Temporary Clerk