

Town of Londonderry, Vermont  
Development Review Board  
Meeting Minutes for February 20, 2019

**Present:** DRB members Esther Fishman, John Lancaster, Bob Maisey, Sven Federow; **Staff:** Shane O’Keefe, Zoning Administrator/Town Administrator and Sharon Crossman, Assistant to the Town Administrator. **Guests:** Jeff Cavagnino, Thomas Gramling.

1. The meeting was called to order at 5:30 PM.
2. Changes or Additions to the Agenda:  
Shane O’Keefe requested discussion of Terms of Office for DRB members. The Board agreed to add this item to the Agenda under “Other Business.”
3. Public Hearing as warned. Application No. 2019-02. Swiss Inn / Stratton Corporation.

Jeff Cavagnino appeared for Stratton Corp to represent the application for Change of Use by Joseph Donahue Owner of the Swiss Inn located on +/-15 acres more or less at 249 VT 11. Mr. Cavagnino referred to a narrative entitled ‘Building Management Plan’ included in the application as he described the project proposed by Stratton Corp. He also submitted a State of VT Department of Environmental Conservation Wastewater System and Potable Water Supply Permit No. WW-2-1008R issued on December 1, 2010 for the proposed project to convert the existing Swiss Inn and Restaurant to seasonal employee boarding for a maximum occupancy of 50 people and discontinued restaurant, with reference to a Water /Wastewater Reference Plan by Andrew G. Mills dated 01/11/19. This new Exhibit will be added to the permit application previously submitted and deemed complete by the Board.

Abutting property owner Thomas Gramling expressed concern about property maintenance, citing a previous arrangement by Stratton Corp for employee housing at Magic Mountain which he said resulted in significant property damage.

Mr. Cavagnino and the Board discussed the following topics in consideration of Site Plan Review for the application: plans for property management, parking and transportation needs of boarders/occupants, seasonal aspect of occupancy, concerns of neighboring property owners, and changes/additions to the existing structure as well as the need for a local permit for any new signage.

The hearing was closed at 6:00 pm.

4. Other business.

Michael Mole appeared to update the Board on his woodworking business located on VT Route 11 within the former Doane Real Estate building. He submitted a written description of his current efforts to design and activate a website for “Vermont Hands” which will feature several products in development by him as well as other ‘Vermont’ products made by others. Mr. Mole

explained he envisions that a portion of the facility will function more as a typical retail store inviting other artisans to display and sell their work. with 'drop-in' customers directed to the website for orders and sales. In this style, he says no additional employees or parking spaces are needed.

The Board instructed Mr. Mole to complete and submit a permit application to the Zoning Administrator for the proposed retail sales since that use was not included in the local permit for mixed use granted in 2017.

The Board announced the receipt of a narrative prepared by Beck Engineering for a post-tropical storm Irene FEMA project proposed for the old Post Office building owned by Thomas and Judith Platt, located in the flood hazard area along VT Route 11. The Platts submitted a local permit application that was stalled for lack of engineer certification that the plan to elevate the structure above flood level would meet all standards of Bylaw Section 205 Flood Hazard Overlay District. The consensus of the Board was that the narrative submitted by Beck Engineering satisfied the remaining applicable local requirements and the application can be resubmitted for a public hearing.

At 6:48 pm the Board Chair entered private deliberative session. At 7:29 the Board discontinued deliberative session and made the following announcements:

Application No. 2019-02: Change of Use of the Swiss Inn and Restaurant. Motion by Sven Federow, seconded by John Lancaster to approve the application of Joseph Donahue Owner and Stratton Corp for a Change of Use of the property known as Swiss Inn and Restaurant to a boarding house for seasonal employees of Stratton, with the following conditions:

1. submittal of a parking plan depicting a minimum of 25 spaces meeting the specifications of the Zoning Bylaws Section 314 Parking and Article IV General Regulations for Lodging – Parking Spaces, prior to receipt of the zoning permit;
2. compliance with the Zoning Bylaws Section 414 Performance Standards;
3. no public use is approved with this permit.

Motion passed unanimously.

The meeting was adjourned at 7:31 PM.

Respectfully submitted,

Sharon Crossman  
Assistant to Zoning Administrator

Approved on \_\_\_\_\_