

**Town of Londonderry, Vermont
Development Review Board**

Regular Meeting Minutes

Wednesday, December 18, 2019

Twitchell Building - 100 Old School Street, South Londonderry, VT

Board Members Present: Esther Fishman Co-Chair, Denis Pinkernell Co-Chair, Sven Federow, Terry Hill, John Lancaster, Chris Laselle, Bob Maisey.

Board Members Absent: None

Others in Attendance: Town Officials – Shane O’Keefe, Zoning Administrator, Sharon Crossman, Assistant to the Zoning Administrator. Members of the Public – Roger and Marie Sheehan, Thomas and Judith Platt.

1. **Call the meeting to order.** DRB Co-Chair Denis Pinkernell called the meeting to order at 5:36 PM.
2. **Additions or deletions to the agenda** (to occur as ‘Other Business.’) None.
3. **Minutes Approval.** Motion by Denis Pinkernell to approve the minutes of November 20, 2019 as drafted. Motion passed unanimously.
4. **Public Hearings as warned.**

Application 2019-48 by Marie and Roger Sheehan – Request for a Variance on Appeal of Zoning Administrator’s decision to deny construction of new garage as accessory to an existing single-family dwelling, located on Parcel 066034.000 at 114 Brophy Lane.

Marie and Roger Sheehan described their proposal to tear down an existing pole barn and construct a new building measuring 29’ wide by 40’ long with overhangs along two sides, in order to house a camper on their home property in Sherwood Forest. They stated that the issue of complying with lot coverage and setbacks is due to their lot now being located in a 3- acre zoning district with different standards than when it was originally developed as 1-acre lots.

The Board discussed potential alternatives with the property owners, including deleting the overhangs on the proposed new structure, or re-locating the new structure elsewhere on the site. Roger Sheehan said without overhangs his equipment would be exposed and emphasized that much of the lot is undevelopable due to being steep, ledge or wet.

Esther Fishman, Co-Chair, closed the hearing and said the Board would deliberate in private later in the evening.

Application 2019-43 by Judith and Thomas Platt – Appeal of Zoning Administrator’s decision to deny the replacement of an attached greenhouse with a wood frame addition of the same dimensions, on Parcel 102023.000 located at 2136 North Main St.

The Platts described their permit application associated with a FEMA approved flood mitigation project designed for the Garden Restaurant building, which includes applying a concrete membrane 4 feet above the flood level of Tropical Storm Irene in 2011. They referred to a Memo provided by Beck Engineering, detailing the plan to replace an existing, non-conforming glass greenhouse with one that will be wood-framed, allowing proper adherence of the protective membrane.

Shane O’Keefe stated that development in the flood plain is specifically prohibited, unless the state certifies that the proposed project will not increase the base flood level per Section 205 (m) (7) of the Town’s current Bylaw, and suggested this be added as a condition if the Board decides to grant the appeal. He said the application was submitted to the state as required for comments within 30 days, with no response as of this hearing date.

After some discussion, Esther Fishman, Co-Chair, closed the hearing and the Board agreed to deliberate in private later in the evening.

The public meeting was closed at 6:34 pm. The Board reopened the public meeting at 7:15 pm and made the following announcement:

After deliberations, the Board announced that their findings and decisions regarding the matters of Sheehan, Platt and VT Woodchips Real Estate LLC will be individually delivered within the requisite 45- day time period per 24 VSA 4464 (b)."

- 5. Other business: None.
- 6. Next regular meeting - Wednesday, January 15, 2020 at 5:30pm
- 7. Adjourn. The meeting was adjourned at 7:30 pm.

Approved by DRB: _____ (Co-Chair) _____ Date