

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

Zoning Permit No. 2020-03

Owner of Record:	Hunter Kaltsas	Applicant:	Christopher Ponessi, P.E.
Deed Book/Page:	84/623	Date Application filed:	01/14/2020
Parcel Number:	110002.000	Date Permit issued:	03/30/2020
Parcel address:	Derry Woods RD & VT Rt 11	Zoning District:	SC & FHO

Based upon application materials submitted by the applicant, the following land development is found to meet the provisions of the Town of Londonderry Zoning Bylaw and is hereby **APPROVED**:

Subdivision of approximately 13.61+/- acre parcel into 2 lots: Lot 1 of 3.70+/- acres (tentative parcel #110002.300) and Lot 2 of 9.57+/- acres, each with individual access off of Derry Woods Road. Lot area differences from Development Review Board subdivision approval are considered de minimis.

SPECIFIC CONDITIONS: This permit is conditioned on filing or recording of the subdivision plat in the office of the Londonderry Town Clerk within 180 days of the Development Review Board decision on this matter, dated 3/11/2020, as required under 24 V.S.A. 4463(b). Applicant shall provide notice of such filing or recording with the Zoning Administrator within 14 days of such action.

The project shall be completed in accordance with the application and all sketch or site plans of record, and any decisions of the Development Review Board related to this project. No alterations shall be made to the project except where written application to the Zoning Administrator has been made and the required approvals obtained.

A Zoning Permit Notice placard must be posted at the property and easily viewable from the adjacent public road. The notice placard must be in place for a period of 15 days starting from the date the permit is issued. The 15-day public notice requirement is mandated by Vermont Law. The permit is effective on the 16th day after the date of this permit. If the permitted activities have not been substantially completed within 2 years, reapplication for a new zoning permit shall be required, unless an extension has been granted by the Zoning Administrator.

NOTICE OF RIGHT TO APPEAL: The decision by the Zoning Administrator to issue this permit may be appealed to the Londonderry Development Review Board by an interested person, pursuant to 24 V.S.A. 4465. An appeal must be taken within 15 days of the date of the Zoning Administrator's decision. After the 15-day period, the decision of the Zoning Administrator becomes final.



Shane O'Keefe, Zoning Administrator

Date: March 30, 2020

NOTICE: State of Vermont permits may be required for this project. The applicant or permittee retains the obligation to identify, apply for and obtain relevant state permits. Call 802-279-4747 to speak to the Regional Permit Specialist **before** beginning any earth work or construction.

Received on this _____ day of _____, _____ at _____ AM/PM and Recorded in

Book _____, Page _____ of the Londonderry Land Records.

Kelly Pajala, Town Clerk