

**Town of Londonderry, Vermont**  
100 Old School Street  
South Londonderry, VT 05155  
802-824-3356  
[www.londonderryvt.org](http://www.londonderryvt.org)

Notice of Selectboard Public Hearing  
Proposed Zoning Bylaw Amendment

The Town of Londonderry Selectboard hereby gives notice pursuant to 24 V.S.A. §§ 4442(a) and 4444, that on May 18, 2020 at 6:15 PM the Board will hold a public hearing on a proposed amendment to the Londonderry Zoning Bylaw at the Town Offices, 100 Old School Street in South Londonderry\*. The only section of the Zoning Bylaw being amended is Section 402 - Access and Frontage Requirements. The proposed amendment affects all areas of the town, particularly properties along private roads and public roads not maintained by the Town or State. The purpose of the amendment is to allow for limited land development, when deemed appropriate by the Development Review Board through the conditional use review process on roads not maintained by the Town or State, and to allow for administrative review of some minor land development along such roads. The full text of the proposed amendment can be examined at the Town Office, 100 Old School Street, South Londonderry, and the Town website – [www.londonderryvt.org](http://www.londonderryvt.org).

\*Due to the ongoing COVID-19 health emergency, the meeting venue is likely to change and be held through means of remote electronic access as permitted under Act 92, signed into law on by the Governor Scott on March 30, 2020. Notice of this will be provided at the time of legal posting of the Selectboard meeting agenda, which will take place at least 48 hours prior to the meeting. Please check the Town website – [www.londonderryvt.org](http://www.londonderryvt.org), or contact the Town Office prior to the meeting.



Shane O'Keefe  
Town Administrator/Zoning Administrator  
May 1, 2020

Attached: Proposed Zoning Bylaw Amendment

**Town of Londonderry, VT  
Selectboard**

**Proposed Zoning Bylaw Amendment  
For Consideration at May 18, 2020 Public Hearing**

NOTE: Language to be added is underlined. Language to be deleted is in ~~strikethrough~~.

**Section 402. Access and Frontage Requirements**

(A) In accordance with the Act [Section 4412(3)], except as provided below, no land development may be permitted on lots which do not have either frontage on a maintained public road [Class I, II, III, state] or public waters, or ~~with the approval of the Development Review Board~~, access to such a road or waters by a permanent easement or right-of-way at least fifty (50) feet in width.

1. The Development Review Board may allow land development subject to Conditional Use Review procedures as set forth in Zoning Bylaw Section 503.
2. Exceptions to the foregoing are:
  - a. The Administrative Officer may allow for enlargements and renovations to existing structures, and/or construction of new structures accessory to existing legal uses on a lot, regardless of the width of the permanent easement or right-of-way providing access, provided such enlargements, renovations or new accessory structures contain less than 40% of total floor area of the existing primary structure.
  - b. The Administrative Officer may allow for land disturbance (though not mining, pond excavation or landfilling) on a lot, regardless of the width of the permanent easement or right-of-way providing access, provided such land disturbance is less than one-quarter acre in size.

An access road or driveway may serve a maximum of three (3) lots including frontage lots. Roads serving more than three lots must meet the Town of Londonderry Road Ordinance as adopted by the Select-board.

Access onto public roads shall also be subject to the approval of the Londonderry Select-board, and for ~~s~~State highways (Vermont Routes 11 and 100), the Vermont Agency of Transportation. As a condition to such permits, compliance ~~to~~with all local ordinances and regulations pertaining to highways and land use shall be required. The Select~~b~~-Board and/or Agency may, as a condition of the permit, provide for the elimination of accesses previously permitted and require the construction of a common frontage road or other access improvements which may serve more than one property or lot [19 V.S.A., 1111(f)].

For access subject to Development Review approval, the Development Review Board may consider intended use, safety, traffic, lot configuration and road and site conditions in granting or denying approval. Lots created after the effective date of this Bylaw are subject to all access and/or frontage requirements contained herein, as well as applicable provisions under Subdivisions (Section 314), and Site Plan Review (Section 504).

(B) No lot shall be served by more than one (1) access road or driveway unless otherwise permitted under Subdivision (Section 314) and Site Plan Review (Section 504). Accesses (curb cuts) are to be installed in accordance with ~~municipal~~Town and/or ~~s~~State regulations, and shall not be permitted to extend along the length of road frontage. Driveways are to be located at least one hundred (100) feet from a street or highway right-of-way intersection for all uses, except one-and two-family residential uses, which shall be at least fifty (50) feet from the same.