

Town of Londonderry, Vermont Development Review Board (DRB)

100 Old School Street, South Londonderry, VT 05155

MEETING MINUTES May 19,2021

Meeting held online using zoom software

DRB members present: Esther Fishman: chair, Terry Hill, Bob Maisey, Paul Abraham.

DRB members absent: Chris LaSelle, Dennis Pinkernell

Others in attendance: Ben Benedict applicant, Andrew and Karen Rackear landowners, Chris Ponessi: engineer for Hunter Kaltsas, Will Goodwin Zoning Administrator.

Meeting called to order at 5:39 P.M.

Chair Esther Fishman:

- Explained rules for public meetings under covid pandemic rules.
- Introduced board members, the Zoning Administrator and members of the public,
- Asked if anyone had changes to the agenda, suggested putting new business before old business,
- Asked for approval of the minutes of the 4/21/21 meeting.

Motion was made by Paul Abraham to accept the minutes; Motion was seconded by Terry Hill and passed unanimously.

Benedict/ Rackear Hearing

At 5:46 the board began the hearing for the Benedict/ Rackear application for conditional use to build a single-family home on a class 4 road.

Mr. Rackear explained how he purchased a recently subdivided lot on a class IV Road in 2007.

He went over the criteria for access subject to development review approval in section 402(a) paragraph III, and said that his single family home would not harm public safety, cause an increase in traffic, and that the 170 feet of class IV road he would be using was not unsafe.

Chair Fishman and Will Goodwin asked if the applicants understood that the maintenance of Hobart Rd was not done by the Town of Londonderry, but instead was done by the homeowners on the road. The Rackears said they understood, and that they were willing to reach an agreement with other homeowners on sharing the cost of road maintenance.,

Paul Abraham asked if the lot could possibly have enough frontage on Hell's Peak Rd. which is a class 3 Rd. The applicants said their survey said they didn't have enough frontage, and they weren't contesting that it did.

There was discussion of the road having to be upgraded if a fourth house were added in Londonderry, pursuant to Section 402(a) paragraph one. The board discussed how to communicate proactively that this was a requirement. The board also clarified that if the road was required to be upgraded to town standards, it would not mean that the town would take over the maintenance of the road.

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Hunter Kaltsas' Contractors Yard on Derry Woods Rd.

The board discussed whether the current activity on Hunter Kaltsas' contractor's yard was grandfathered, and the discussed fact that Mr Kaltsas' had plans to submit a site plan for the yard in the next few years.

This discussion came about because Mr Kaltsas had planned to add a food scrap composting operation to the site. He had come before the Selectboard, and people had spoken against it, and against the stockpiling of garden mulch at the property.

Mr Ponessi said that he advised Mr.Kaltsas against composting, because it would cause permitting problems.

He also asked for the Z.A. to determine whether adding an office trailer at the site would require a new site plan.

Chair Fishman said that the ZA should share pending bylaw changes with my Ponessi.

Gardiner Drive Subdivision

Will Goodwin said that he is working with the town lawyer to determine whether the Gardiner Rd subdivision was fully approved, or whether any more hearings were required before lots could be sold.

Rackear Deliberative Session

Paul Abraham moved that the DRB go into deliberative session for the Rackear Hearing at 6:24, and Terry Hill seconded. The DRB found that the Rackear application met all the conditions for such approval in section 402 of the bylaws. At 6:34 Paul Abraham moved the DRB approve the Rackear application to build a single-family home on a class IV Rd.

Next Meeting

Esther Fishman asked if there were any concerns about the next meeting on 6/17/21. Paul Abraham raised the possibility of meeting in person. Discussion followed as to whether guests could be required to attend face to face meetings yet. Meeting was adjourned at 6:41.