

Town of Londonderry, Vermont Development Review Board
Meeting Minutes
Wednesday, 12/15/21
Twitchell Building - 100 Old School Street, South Londonderry, VT
DRAFT

Board Members Present: Esther Fishman-Chair, Christopher Laselle, Bob Maisy, Paul Abraham, Scott Denkman, Rich Phelan (via zoom software)

Board Members Absent: Denis Pinkernell (technical problem with zoom link)

Others in Attendance: Scott Colebourne, Curtis and Mary Merrill, Graham and Julia Luckenbill (via zoom software).

Call meeting to order

Chair Esther Fishman called the meeting to order at 5:36 P.M.

Additions or deletions to the agenda

The Z.A proposed adding a discussion of rules on class IV roads, and an unusual variance request, Esther Fishman moved the items be added, and Rich Phelan seconded, and the addition was approved unanimously.

Minutes Approval – Meeting(s) of 10/20/21 and 11/17/21

Paul Abraham moved to approve the minutes of the meeting of 10/20/21 and 11/17/21, seconded by Chris Laselle, passed unanimously.

Announcements/Correspondence

none

Visitors and Concerned Citizens

none

Old Business

none

New Business

a. Hearing for a three-lot subdivision from Curtis and Mary Merrill

The applicant described the proposed subdivision of a parcel with two existing residential uses and one commercial use on it. The board asked questions to determine whether the subdivision met all the requirements of the district the parcel is in, and to determine whether the applicant had all the necessary state permits. The Zoning Administrator explained that the commercial use was preexisting-nonconforming, and as such was allowed to continue in even though it is in a residential area.

b. Hearing for an accessory dwelling from Scott Colebourne

The applicant described a proposed garage with a small apartment on the second floor. The board asked questions to determine whether the proposed project met the requirements of the district and whether the applicant had the necessary state permits. The applicant's neighbors talked about

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the negative impacts that the project would have on their house. There was discussion of how to mitigate these impacts.

Zoning Administrators Report

The Zoning Administrator reported that the Planning Commission had discussed proposed changes to the way the Town permits development on class 4 roads set forth in the Draft Bylaws. It was decided to recommend that the PC keep the proposed changes as written but suggested allowing an exception for primitive camps.

The Z.A. reported that he had been asked if a landowner could be given a variance to create a 2 acre lot in a three acre district, after a brief discussion of the reason for the request, the board said that there were not sufficient grounds for a variance under state law.

Deliberations

The board dismissed the public and went into deliberative session at 6:35. On the matter of the Colebourne application the board decided to adjourn the deliberations until after members could do site visits.

Adjourn

Paul Abraham moved to adjourn the meeting, seconded by Rich Phelan, passed unanimously. The meeting adjourned at 6:35 P.M.

The next regular meeting of the Planning Commission is scheduled for 1/19/21.

Respectfully Submitted,

Will Goodwin
Zoning Administrator

Approved by the Londonderry Development Review Board

Esther Fishman Chair

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