

# Town of Londonderry, Vermont

## Development Review Board

DRAFT

Regular Meeting Minutes  
Wednesday, February 19, 2020

**Board Members Present:** Esther Fishman Co-Chair, Denis Pinkernell Co-Chair, 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 – James Barthelmes, Chris Ponessi, Hunter Kaltsas, Paul Abraham, Nikky Alexander.

1. **Call the meeting to order.** DRB Co-Chair Esther Fishman called the meeting to order at 5:30 PM.
2. **Additions or deletions to the agenda** (to occur as ‘Other Business.’) Fishman requested that the Board be introduced to potential new member Paul Abraham.
3. **Minutes Approval.** Minutes of January 15, 2020 and December 18, 2019 were approved unanimously.
4. **Public Hearings as warned.**

**Application 2019-49 (continued from 1/15/2020) by James Barthelmes for Conditional Use Review regarding construction of a new single-family dwelling on Parcel 065088.100, located on Keith Hill Road entirely within the Resource Conservation Overlay District.**

The Board reviewed with the Applicant James Barthelmes the additional information requested on January 15, 2020, including the following submittals that were delivered prior to the continued hearing, including:

- a. proposed maximum total cleared areas, including a narrative describing clearing completed and all clearing planned for house site, septic system, view and home safety (dead trees to be removed) Highlighted area depicted on sheet drawn by GPI, James Russo E.I.T.,
- b. proposed development areas including structures, driveway, wastewater system, etc. depicted on sheet referenced in Paragraph a.
- c. proposed exterior lighting – Applicant stated exterior lighting to be installed on structure only will be downlit as required.

The Applicant stated there is no planned clearing for a view since there appears to be none. The Chair closed the hearing and the Board agreed to deliberate in private later in the evening and deliver their Findings and Decision within the 45-day period allowed.

**Application 2020-03 by Christopher Ponessi, PE, of Mance Engineering, for Hunter Kaltsas, Owner, for Subdivision of Parcel 110002.000 located on Derry Woods Road within the Service Commercial District and Flood Hazard Overlay area.**

Chris Ponessi appeared with Hunter Kaltsas to present the application of Hunter Excavating Inc. to subdivide a 13.7- acre parcel located at Derry Woods Road and along VT 11 East, into 2 parcels – Lot 1 being 3.7 acres , and Lot 2 being 9.57 acres – with individual accesses on Derry Woods Road. Ponessi explained that the dividing parcel line and the lot frontages on Derry Woods Road shown on the plan submitted on this date are changed slightly from the site plan originally submitted, due to necessary adjustments made to fully comply with the Bylaw Access, Frontage and Lot Width requirements (previously non-complying as depicted). Ponessi described the anticipated use of Lot 2 as a “contractor yard, “ as it was used formerly by Brown Excavating, but will no longer share the access formerly shared with abutters. He added that Lot 1 will be for sale. As to the presence of Flood Hazard Area, the Board accepted that this application is for subdivision only, and individual future uses will require separate zoning permit applications.

Nikki Alexander, abutting property owner, appeared to inquire about the new use of the property, which the Board said was not part of the subdivision application, but would be part of an application for use of the lots, once submitted.

After discussion, Chris Ponessi submitted two revised access permit applications to the Zoning Administrator for approval by the Selectboard. The Chair closed the hearing and said the Board would deliberate later the same evening and deliver their Findings and Decision within the 45-day period allowed.

**5. Other Business.**

Fishman introduced Paul Abraham, interested applicant for the DRB Board vacancy, who explained his experience in rural western NJ, a town of 5000. Paul said he served for 6 years on the local Township Committee (acts as a Selectboard), during which time he also served several years as Mayor and on the Planning Committee and Land Use Board (acts as DRB ) as well – all of which he considers similar and familiar to the open position in Londonderry. Paul retired recently and he and his wife are now full-time residents of Londonderry and want to be involved in the community.

O’Keefe announced that the required notice has been published for the required Planning Commission public hearing on Zoning Bylaw Section 402, scheduled for 3/9/2020, prior to referring it to the Selectboard for final approval, per State statute.

6. **Next regular meeting** - Wednesday, March 18, 2020, at 5:30pm

7. **Adjourn.** The meeting was adjourned at 6:24pm.

*Approved by DRB:*

\_\_\_\_\_ (CoChair) \_\_\_\_\_ Date