

Town of Londonderry, Vermont
Development Review Board (DRB)
100 Old School Street
South Londonderry, VT 05155
MEETING MINUTES December 16,2020
Meeting held online using zoom software

DRB members present: Esther Fishman: chair, Terry Hill, Bob Maisey, Chris Laselle, John Lancaster, Paul Abraham

Others in attendance: Shane O'Keefe, former Zoning Administrator, Will Goodwin current Zoning Administrator, Chris Ponessi: engineer for Hunter Kaltsas, Hunter Kaltsas, Thomas Walsh, Reggie Cyr,

Meeting called to order at 5:35 P.M.

Chairperson Esther Fishman:

Explained rules for public meetings under covid pandemic rules.
Introduced board members, town employees and members of the public.
Asked if anyone had changes to the agenda.
Asked for changes or corrections to the minutes of the 11/18/20 meeting.

Motion was made by Paul Abraham to accept the minutes.
Motion was seconded by Chris Laselle.
Motion was passed with two abstentions.

Chris Ponessi presented an application for a boundary line adjustment, a conditional use permit to have a right of way under 50 foot wide, and site plan review for a trailer that was installed without a zoning permit, for 3 adjoining lots, all owned by Mr. Kaltsas. He said that the application would "clean up a mess" by consolidating Mr. Kaltsas' existing commercial operations on two lots and correct a lack of proper setbacks for a structure that was erected without a zoning permit. He said that since the two commercial lots were growing in size, they would not require a septic or potable water permit from the state of Vt., and that the residential lot already has a permit for a new septic system. The narrow right-of-way that serves the third lot was preexisting, and to widen it would restrict Mr Kaltsas' ability to use the property, and that the application would not affect the access, traffic, parking, historic structures, natural features, or scenic areas.

Shane O'Keefe said that this plan would reduce the frontage on the residential lot from de minimus to none, and thus would require a 50-foot right-of-way, or conditional use permission for a smaller right-of-way from the DRB. He also said that he had done a site visit, and he had found that the trailer did not present any visual or traffic problems.

Esther Fishman asked if the narrow right of way would hinder emergency traffic, Mr. Ponessi replied that the right-of-way had existed for many years without any problems.

Ms. Fishman asked if anyone else had questions or comments, and hearing none, she closed the Kaltsas hearing at 6:17 P.M., and informed the public that the board would have a deliberative session on the permit later in the evening.

Esther Fishman opened the next hearing, describing the application for a three-lot subdivision for a 41.95-acre lot with no frontage on a town or state rd.

Tom Walsh Described buying the land, extending the private road known as Stoney Brook Rd in order to subdivide a lot off the land in 2013. He wants to divide the rest of the land into three lots, two to be sold, and one to be retained by the owner for a possible future home.

Ester Fishman asked about bringing the road up to town specifications as required by the Zoning Bylaws, and Mr. Walsh responded, "whatever it needs, we will do".

There was discussion of what this would entail, and Sean O'Keefe said that the town road foreman had looked at Stoney Brook extension and he said some widening, drainage work, and larger culverts would be required.

There was discussion of whether the property was steep, and Mr. Walsh and Sean said that the property was not exceptionally steep.

There was some discussion of whether the application was complete, the need to upgrade the private road to town specifications, and the need for a plat which included the 50-foot right of way up to the last driveway.

The hearing was adjourned, and the applicants were told that the board would have a deliberative session later in the meeting.

The next item of business was a discussion of the DRB meeting schedule for 2021, which includes submission dates. Bob Maisey made a motion to adopt the schedule, the motion was seconded by Esther Fishman, and approved by all the members.

The meeting went into deliberative session at 6:40 and was adjourned at 7:38.

Approved by DRB:

_____ (Chair) _____ Date

