

**Town of Londonderry, Development Review Board**  
**Meeting Minutes**  
**Wednesday 4/21/21**  
**Twitchell Building - 100 Old School Street, South Londonderry, VT**

**DRAFT**

**Board Members Present:** Esther Fishman-Chair, Christopher Laselle, Denis Pinkernell, Paul Abraham, Bob Maisey

**Board Members Absent:** Terry Hill

**Others in Attendance:** Stacy and Huzon Alexander abutters to an applicant's property, Jon Restivo, an applicant, Will Goodwin Zoning Administrator.

**1. Call meeting to order**

Chair Esther Fishman called the meeting to order at 5:34 P.M.

**2. Additions or deletions to the agenda**

Discussion of how DRB paperwork is displayed on the Londonderry web site.

**3. Minutes Approval – Meeting of 3/17/21**

Minutes of 3/17/21 were approved with one correction-that Sharon Crossman was in attendance.

**4. Old Business**

**a. Platt Permit Extension**

Permit 2019-12 was originally issued 4/30/19 to Judith and Thomas Platt, for their property at 2152 N. Main St., Parcel I.D. 102016, the "Old Post Office". The work approved was delayed by a slow turn-around time from FEMA, and a principal contractor who had to stop work due to Covid 19 exposure. The board discussed how this application fit in with the organizations working to improve the beauty and functionality of the village. The technical details of permit extensions were discussed.

**Paul Abraham moved the permit be extended for one year, Esther Fishman seconded. The motion passed unanimously.**

**b. The Gardiner Drive PUD Subdivision**

Will Goodwin Z.A. spoke about receiving a request for a letter of zoning compliance for several lots on Gardiner Dr., a PUD subdivision that was started in the 80's, receive some approvals, but never finished. Mr. Goodwin said that he had spoken to Londonderry's town lawyer about how to write the Zoning Compliance Letter, and he was advised to share what had been filed, and what appeared to be missing.

**c. Houses on Class IV roads**

The town received a permit for a house on a class IV road. The landowner already had an access permit, but the Zoning Administrator told the applicants that they would also need a conditional use permit to build on a class IV Rd. A discussion followed of the rules regarding building on class IV roads and private roads.

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**5. New Business**

**a. Restivo Application for a home business**

Jon Restivo presented his application for a home business making candies and baked goods. The board and two abutters asked questions about wastewater permits, traffic, waste disposal and the possibility of future expansion. A deliberative session was held later in the meeting.

The board decided to make the submission of emails about the business' septic requirements be a condition of the permit.

**6. Deliberative Session for the Restivo Application**

The board made the submission of emails about the business' septic requirements be a condition of the permit. There was discussion of the merits of the application.

**Paul Abraham moved that the site plan be approved, Bob Maisy seconded. The motion passed unanimously.**

**7. Adjourn**

The meeting was adjourned at 6:54 P.M.

The next regular meeting of the DRB is scheduled for 5/19/21.

Respectfully Submitted,  
William Goodwin, Zoning Administrator

**Approved:**

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Esther Fishman Chair