

**.Town of Londonderry, Vermont Development Review Board**  
**Meeting Minutes**  
**Wednesday 7/21/21**  
**Twitchell Building - 100 Old School Street, South Londonderry, VT**

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

**Board Members Absent:** Terry Hill

**Others in Attendance:** Amanda George Esq., Thomas and Judith Platt, Donna Chambers, Elaine Gordon, Scott Denkman (zoom), Rich Phelan (zoom), Vincent Annunziata (zoom).

**Call meeting to order**

Chair Esther Fishman called the meeting to order at 5:32 P.M.

**Additions or deletions to the agenda**

Chair Fishman added final approval of Mad Tom Quarry groundwater engineering report to old business.

**Minutes Approval – Meeting of 6/16/21**

After review, Paul Abraham moved to approve the minutes of the meeting of 6/16/21, the motion was seconded by Denis Pinkernell, passed unanimously.

**Visitors and Concerned Citizens**

Chair Esther Fishman introduced members of the board and visitors.

**Old Business**

**Taylor Farm** There was a discussion of Select Board's decision that the Taylor Farm had to address long term zoning violations with the Zoning Administrator before the Monday Select Board Meeting, or face the possibility of court action. The Zoning Administrator explained that Taylor Farm's retail store used to qualify as an on-farm accessory business, which is allowed in a residential district, but it may not anymore, since Taylor Farm stopped producing its own cheese.

**Mad King Quarry** There was a brief discussion of the Mad King Quarry hydrology report, and the follow up communications with the engineer after it was originally discussed by the D.R.B.. Paul Abraham moved that the D.R.B. acknowledge the timely receipt and accept the content of the hydrology report, Denis Pinkernell seconded, and the motion passed unanimously.

**New Business**

**Apache Gordon Hearing-permit number 2021-23.a & 2021-23.b**

A representative for Apache Asset Management, Amanda George Esq., discussed Apache's application for a variance to do a boundary line adjustment between two nonconforming small lots, one of which is owned by Apache Asset Mgt., and one by George and Elaine Gordon. The board asked questions of Ms. George and the co-owner of the other lot affected by the application, Elaine Gordon. Tom and Judy Platt, who own adjoining land spoke, and there was a brief discussion of the need to recognize that part of one of the lots was the "birthplace of snowboarding". Chair Fishman asked everyone in attendance if they had more to add, and then closed the public hearing.

**Prospective Board Members**

The DRB interviewed two prospective new members, Scott Denkman and Rich Phelan, who were attending by zoom

**Deliberative Session**

Chair Fishman closed the open meeting and opened a deliberative session on the Gordon Apache application. The board discussed what the bylaws say about small lots and whether the criteria for a variance had been met. Paul Abraham moved that the application be approved, and Denis Pinkernell seconded. The motion passed unanimously.

**Adjourn**

Paul Abraham moved to adjourn the meeting, the motion was seconded by Denis Pinkernell, the motion passed unanimously. The meeting was adjourned at 6:44 P.M.

The next regular meeting of the Londonderry Development Review Board is 8/18/21 at 5:30 P.M.

Respectfully Submitted,

William Goodwin  
Londonderry Zoning Administrator

Approved by the Londonderry Development Review Board



Esther Fishman Chair

10/20/21  
Date