

**Town of Londonderry**  
**Vermont Development Review Board**  
**Regular Meeting Minutes Wednesday, 11/17, 2021**

---

Board Members Present: Esther Fishman Chair, Denis Pinkernell Co-Chair, Paul Abraham, Chris Laselle, Rich Phelan, Scott Denkman

Others in Attendance: Will Goodwin ZA, Randy Martelle and Nicole Kesselring (representing The Heritage Credit Union), Martha Dale and Elsie Smith (representing One Londonderry), Heather Stephenson and James Chittenden (representing themselves).

The meeting was called to order by chair Esther Fishman at 5:32

The chair asked if there were additions or deletions for the agenda, and none were offered

The Zoning administrator said that he had forgotten to bring last month's meeting minutes for approval, and that he would circulate them via email.

Public Hearing for The Heritage Family Credit Union:

The applicant presented a site plan for a change in the layout of an existing commercial operation (A Credit Union and a Hair Salon). Their plan is to add a drive-up Interactive Teller Machine, which will require changing the traffic patterns and the rearrangement of the parking on their lot. The DRB reviewed the adequacy of the parking and waived the requirement that parking be in the side or rear. The DRB also reviewed the impact of the proposed changes on the neighborhood, and they reviewed the site plan using the criteria found in the Londonderry zoning bylaws. The applicant said that when they applied for a modification of their access permit from V-trans, they found that the state's right-of-way was unusually wide by their property, making their existing sign's location illegal. They said that they were in negotiations to buy back some of the right-of-way to settle this problem. Rich Phelan moved that the hearing be closed, Paul Abraham seconded; the applicants left the meeting.

Public Hearing for One Londonderry to construct an Ice Rink at the northwest end of the Londonderry shopping plaza

Martha Dale and Elsie Smith presented a plan for an ice rink located in a FEMA floodway at the Londonderry Shopping Plaza. There was discussion of whether DRB members associated with One Londonderry needed to recuse themselves, and the decision was made that they didn't. The DRB reviewed the site plan under the Londonderry bylaws. The Zoning Administrator reported that he had verbal approval for the project from the Vt. ANR. The DRB discussed the amount of lighting and how late it could be turned on and asked the Zoning Administrator to check with the ANR if a porta-potty would be legal anywhere in a flood zone. Paul Abraham moved that the hearing be closed, and Rich Phelan seconded; the applicants left the meeting.

Public Hearing for Heather Stephenson and James Chittenden for an accessory dwelling

The DRB reviewed the application under the regulations for accessory Dwellings, and Conditional uses. Paul Abraham moved that the hearing be closed, the applicants left the meeting.

The DRB deliberated on the three applications in private session.

**Town of Londonderry  
Vermont Development Review Board  
Regular Meeting Minutes Wednesday, 11/17, 2021**

---

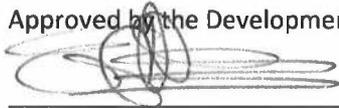
The date for the next meeting was discussed (12/15/21)

Rich Phelan moved that the meeting be closed, Paul Abraham seconded.

The hearing was closed at 6:50 pm

Respectfully submitted, Will Goodwin

Approved by the Development Review Board



Esther Fishman chair

12/15/21