

**Town of Londonderry, Vermont Development Review Board
Meeting Minutes
Wednesday, 3/16/22
Twitchell Building - 100 Old School Street, South Londonderry, VT**

DRAFT

Board Members Present: Esther Fishman-Chair, Paul Abraham, Scott Denkman, Christopher Laselle, Bob Maisey, Rich Phelan.

Board Members on Zoom: Denis Pinkernell

Others in Attendance: Will Goodwin ZA, Russell Williams appellant, Tom and Judy Platt applicants, Gary Barton, Bonnie Cobb

Others on Zoom: None

Call meeting to order

Chair Esther Fishman called the meeting to order at 5:30 P.M.

Additions or deletions to the agenda: None

Minutes Approval

Rich Phelan moved to approve the minutes of the meeting of 2/16/22, seconded by Paul Abraham, passed unanimously.

Announcements/Correspondence: none

Visitors and Concerned Citizens: All visitors listed above were attending hearings.

Old Business: none

New Business: none

Hearing: Tom and Judy Platt request a setback variance for the old Post Office at 2152 N.Main St. Mr. Platt explained that when he added to the height of the post office (to get the floor above the level of the base flood), a need for more steps was created. Because these steps had to be under the building's eaves, a roof was needed to keep the steps from icing in the winter. Mr. Platt further explained that he had discussed the new stairs and roof with the adjoining landowner. The ZA testified that the new roof would be within the rear setback of the building, but it would not increase the degree of nonconformity. The board asked questions about the application which were answered by Mr. Platt and the zoning administrator. The board reviewed the application using the criteria in section 606 of the bylaws on granting variances.

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Hearing: Russell Williams appealed a finding by the ZA that he had an unpermitted structure, and that he was using it as an accessory dwelling without conditional use permission or the required septic system. The ZA described the alleged violations. Mr. Williams stated that the trailer was unoccupied and stored as allowed by the zoning bylaws. Gary Barton and the ZA gave evidence that the trailer was lived in, which Mr. Williams disputed. Photographs were presented by the ZA which showed the camper had a mudroom, a large chimney and a skirt. Mr. Williams confirmed that he had advertised two rentals units on the property (besides the camper). The ZA said that neither was permitted by the town. Mr. Williams said that he would only rent one of the units. There was also discussion of two rights-of-way on Mr. Williams property, an unused right of way where the camper is located, and a second which is legal access for the Shirley Barton residence, which according to Mr. Barton, Mr. Williams altered to provide access for the contested camper.

Members of the public were dismissed and at 6:10 Paul Abraham moved that the board go into deliberative session, seconded by Rich Phelan, passed unanimously

Adjourn Rich Phelan moved to adjourn the meeting, seconded by Paul Abraham, passed unanimously. The meeting adjourned at 6:20 P.M.

The next regular meeting of the Development Review Board is scheduled 4/20/22

Respectfully Submitted,

William Goodwin
Londonderry Zoning Administrator

Approved by the Londonderry Development Review Board

Esther Fishman Chair

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