

**Town of Londonderry, Vermont Development Review Board**  
**Meeting Minutes    Wednesday, 4/20/22**  
**Twitchell Building - 100 Old School Street, South Londonderry, VT**  
**DRAFT**

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

**Others in Attendance:** Jessica Putnam-Phillips and Kevin E. Phillips

**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 – Meeting(s) of 3/16/22**

Paul Abraham moved to approve the minutes of the meeting of 3/16/22, seconded by Rich Phelan; passed unanimously.

**Hearings:**

**Jessica Putnam-Phillips and Kevin E. Phillips: application number 2022-09 for a cottage industry at 122 Middletown Rd**

Ms. Putnam Phillips described an accessory building and cottage industry she was proposing, which involves teaching lessons in pottery making on-line; the business will not involve regular retail sales of pottery. The staff will consist of only she and her husband, who both live on the property. The proposal is for a Cottage Industry since she will need more floor space than is allowed for a home occupation. The board questioned Ms. Putnam-Phillips about whether the size, the appearance, the traffic created, the materials used in the cottage industry would negatively impact the neighborhood., or any town facilities or services.

**Martha Dale/Londonderry Beautification Committee: application 2022-12 -Londonderry welcome signs**

The ZA explained that the second hearing scheduled was cancelled because of his misinterpretation of the bylaws, caused by some missing text in an electronic copy. The proposed Londonderry Welcome signs were found to be exempt from zoning by the language of the official paper copy of the bylaws.

**Johnathan Turner: application 2022-17 -Convert a retail space into Restaurant/bar.**

Mr. Turner was confused about the start time, so his hearing was adjourned until the next regular meeting of the DRB.

**New Business: none**

**Old Business: none**

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**Deliberations**

Denis Pinkernell moved the DRB go into executive session to deliberate on the Putnam-Phillips application, Paul Abraham seconded, passed unanimously. The applicants left the meeting. The DRB discussed the application and voted.

**Adjourn**

Esther Fishman moved to adjourn the meeting, seconded by Rich Phelan; passed unanimously. The meeting adjourned at 6:30 P.M.

The next regular meeting of the DRB is scheduled for 5/18/22.

Respectfully Submitted,

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Will Goodwin Zoning Administrator

Approved by the Londonderry Development Review Board

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Esther Fishman Chair