

Town of Londonderry, Vermont Development Review Board
Meeting Minutes
Wednesday, 7/21/22
Twitchell Building - 100 Old School Street, South Londonderry, VT

DRAFT

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

Board Members On Zoom: None

Others in Attendance: Jill and Craig Smith, Gary Kleiman, Karen Nelson, Chris and Laura Megroz, Anna and Chris Seiple.

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: Rich Phelan moved that Jill and Craig Smith's hearing be first, because it was a simple application that would not take long. Seconded by Paul Abraham, passed unanimously

2022-40 Jill and Craigs Smith's application for outdoor seating at an existing restaurant at 3928 Rt 11.

Mr. Smith said when he inquired about needed permits for outdoor seating was only told about a liquor license which he applied for and received. Mr. Smith said that if had he been informed he needed a zoning permit he would have applied for one at the same time he applied for a liquor permit. He discussed how the outdoor seating and fence are to be removed in the winter, to make room for snowmobile parking.

The Board questioned Mr. Smith about the site plan criteria found in section 504 of the bylaws. The board also discussed the proximity of the outdoor seating to a wetland, and the Vt ANR's determination that the area to the east of the restaurant which has been mowed for years could be used for outdoor seating, but the mowed area could not be expanded, or covered with impervious materials.

After all attending were asked if they had any more questions Paul Abraham moved that the hearing be closed, Rich Phelan seconded, and the motion passed unanimously

2022-2022-44 Gary Kleiman and Moo Barn's application for a coffee shop at 2309 N. Main St

Mr. Kleiman talked about his desire to help Londonderry develop an attractive flood resistant downtown in the North Village. He said he wanted to build a coffee shop that was fully compliant with Federal flood regulations, and that flood regulation necessitated tearing down the Shoe Barn, and building a new structure on higher ground. Flood and state septic regulations will also necessitate elevating the septic system, which the applicant will accomplish

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by getting a septic easement on higher ground. The Coffee shop will have 14 seats indoors and 6 seasonal seats outdoors. The hours will be 7:00 A.M.- 2:00 P.M. The business will be powered by solar energy. The applicants would like to start building this fall.

- The board asked questions about traffic ingress and egress and Mr. Kleiman said that their design had been reviewed favorably by Vtrans.
- The board asked details about the parking and loading areas shown on the plans.
- The board asked about the screening of trash and recyclable receptacles, the applicants described their plans, and the board asked for a drawing or something in writing on this subject.
- The board asked about exterior lighting.
- The board asked about the status of state permits.
- The board discussed where the sign would be relative to the state highway's right-of way.

At 6:15 After all attending were asked if they had any more questions Paul Abraham moved that the hearing be closed, Rich Phelan seconded, and the motion passed unanimously

2022-39 Michelle Perri's application for an accessory dwelling at 1303 Goodaleville Rd
Ms. Perri was not present, so the hearing did not proceed. There were people in attendance who asked the board some general questions about the application and the relevant zoning regulations.

Minutes Approval – Meeting of 5/18/22

Rich Phelan moved to approve the minutes of the meeting of 5/18/22 seconded by Paul Abraham passed unanimously.

Old Business: The status of the zoning bylaw update was discussed.

New Business: None

Zoning Administrator's Report: None

At 6:30 Scott Denkman moved that the meeting be closed, and the board go into executive session, seconded by Rich Phelan, passed unanimously.

After deliberating on the two applications, Paul Abraham moved to adjourn the meeting, seconded by Rich Phelan passed unanimously.

The meeting adjourned at 7:00

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The next regular meeting of the Development Review Board is scheduled for 8/17/22 at 5:30 P.M

Respectfully Submitted,

Will Goodwin
Londonderry Zoning Administrator

Approved by the Londonderry Development Review Board

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Esther Fishman Chair

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