

**Town of Londonderry, Vermont Development Review Board Meeting Minutes**  
**Wednesday, 8/17/22**  
**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, Denis Pinkernell.,

**Board Members On Zoom:** None

**Applicants and their experts:**

Michelle Perri, Benjamin Sargent, Joe Dibanardo and Phil savoy, Jon Wright, Kirk Kehoe

**Others in Attendance:**

Mark Hogan, Art Lundgren, Barbara Duffy, Skip Raymond, Jane Hewson, Justin Gibbs, Kia Cating, Joel Jordan, Bob Wells, Robert Alter, Atheni Leonti, Adonica Tift, Margot Wright, Lisa DeLima, Jerry Oberle, Austen Fairbanks, Joshua Daratsianakis, Will Goodwin Z.A.

**Call meeting to order**

Chair Esther Fishman called the meeting to order at 5:35 P.M.

**Additions or deletions to the agenda-**The ZA asked that the hearing for application #2022-46 from Flood Brook School for a pavilion at 91 Rt 11 be recessed until the 9/21/22 DRB meeting due to a scheduling conflict. Moved by Rich Phelen; seconded by Scott Denkman; passed unanimously.

**Minutes Approval – Meeting(s) of 7/20/22**

Rich Phelan moved to approve the minutes of the meeting of 7/20/22, seconded by Scott Denkman; passed unanimously.

**Announcements/Correspondence-None**

**Visitors and Concerned Citizens-** All attendees were for the scheduled hearings

**Hearings:**

Application #2022-39 from Michelle Perri for an accessory dwelling at 1303 Goodaleville Rd. This application was first warned for the DRB's July meeting, but it was tabled because the applicant was not present. Rich Phelan moved the application be un-tabled, Scott Denkman seconded, and the motion to untable the application passed unanimously. The applicant testified that there had been a mistake made when she had gotten a permit for a barn, she said the original permit should have included an accessory dwelling. The applicant testified that she occasionally uses her house for short term rentals, and that she wants to use the top floor of the barn for short term rentals and for personal guests. She said that the ground floor and walk out basement of the barn were to be used for a jam making. The board discussed the maximum allowable size for an accessory dwelling, whether the application submitted was sufficient to determine the size of the accessory dwelling as built, and whether stairs should be counted as "floor space". The Z.A. read a letter from an abutter with concerns that the whole structure was

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designed to be a “party house”. No members of the public spoke at this meeting; but several of Ms. Perri’s neighbors had attended the July meeting, and expressed concern that the barn was a “party house” that would harm the character of the neighborhood

Application #2022-48 from Taylor Farm for an outdoor recreational use (an outdoor concert area) at 825 Rt 11. Jon Wright Talked about the history of the Taylor Farm and what he said were the benefits it provides the community. He said that new forms of income were required to keep the farm available to the public. He described the size and the frequency of concerts he was proposing. The board asked Mr Wright questions about the criteria for such an operation found in the bylaws, and about town and state statutes that might apply. Members of the public spoke in favor of the application, abutters spoke in favor of the project with some reservations

Application #2022-49 From Kirk and Kelly Kehoe, for an electrical business at 29 Stoney Brook Rd. Mr. Kehoe presented his application for an electrical contractor’s business. The board asked if the applicant knew that Stoney Brook Rd was not maintained by the town, and they asked Mr Kehoe questions pertaining to the criteria for such a business found in the bylaws, as well as state regulations that might apply.

Application #2022-36 from Benjamin Sargent for a subdivision and ex post facto approval for accessory dwellings at 1720 Under the Mountain Rd. Mr. Sargent talked about the history of the property and his family, and how when he had an appraiser view his property, he was told he had too many dwellings for a single lot. Mr. Sargent said that’s why he wanted to subdivide the one lot into three lots. He also said that the town had prevented his family from rebuilding a barn back to its original size after it had burnt. A neighbor spoke about subdivisions and short-term rentals changing the character of the neighborhood. The ZA explained that under Vt. Law, short term rentals were regulated like any other residence. The DRB suggested that the concerned neighbor could talk to the Planning Commission about her concerns.

**Old Business- None**

**New Business -None**

**Executive session**

The last hearing of the evening was closed at 7:30, and the board went into deliberative session.

**Adjourn**

At 7:20 Scott Denkman moved that the board leave executive session, and that the meeting be adjourned; seconded by Rich Phelan; passed unanimously.

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The next regular meeting of the Londonderry DRB is scheduled for 9/21/22

Respectfully Submitted,

Will Goodwin  
Londonderry ZA

**Approved by the Londonderry Development Review Board**

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Esther Fishman Chair

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