

Town of Londonderry, Vermont Development Review Board
Meeting Minutes
Wednesday, 11/16/22
Twitchell Building - 100 Old School Street, South Londonderry, VT
DRAFT

ATTENDANCE:

DRB: Esther Fishman, chair, Bob Maisey, Christopher Laselle, Denis Pinkernell **zoom**, Paul Abraham, Rich Phelan **zoom**, Scott Denkman

ZA: Will Goodwin

Applicants: Amanda & Myles Rawson, Applicant: Ronald and Emily Underwood

Abutters:-Fredrick Krupp, Laurie Devitt, David Nunikoven

Call meeting to order

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

Additions or deletions to the agenda:

Paul Abraham moved that a discussion of a solar project on Landgrove Rd., and an issue of conflict of interest be added to new business, seconded by Rich Phelan, passed unanimously

Minutes Approval:

Rich Phelan moved the minutes of 10/19/22 be approved, Scott Denkman seconded, passed unanimously.

Announcements/Correspondence: None

Visitors and Concerned Citizens: all visitors were for hearings

Hearings:

Application 2022-59, Bottle Redemption Center on Old Farm Rd

Emily Underwood described her proposal for a bottle redemption center in an existing garage building which is accessed by Old Farm Rd., a private road which is on an easement over land owned by Hearthstone Village Rentals LLC. The Underwoods 10.2 acre lot is in both the Village Commercial District and the R3 district. The bylaws allow the DRB to extend the rules of either district 50 feet on a lot that is in two districts. Mrs. Underwood said she plans to have the redemption center open Tuesday through Friday 9:00-5:00, and 8-noon on Saturdays, that there will be one tractor trailer per week to pick up cans and bottles. She went on to say that the business was registered with the Vt. Secretary of state, Ms. Fishman said that she thought that a bottle redemption center might need additional state licenses. Mrs. Underwood said that V-trans had asked her to make the highway access smaller, Mr. Nunikoven who owns the land that the right of way is on asked to be consulted about this change.

Application 2022-65 Variance to do a subdivision which will create a lot under 3 acres

Myles and Amanda Rawson presented their proposed subdivision of a 19.43 acre parcel into one 2.43 acre parcel and one 17 acre parcel. The reason why they want to create a 2.43 acre lot in a 3 acre district is because the land was already divided into two parcels, a one of which had it's development rights given to the Vermont Land Trust in 1990, and one which retained it's development rights, and it would be difficult and expensive to change that arrangement.

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Abutter Fredrick Krupp questioned whether this was legitimate grounds for a variance under the Londonderry Zoning bylaws. He also asked what assurance the applicant was giving the town that the land would not be further subdivided. Mr. and Mrs. Rawson said that the 17-acre lot would not be further subdivided because its development rights had been permanently deeded to the Vermont land trust.

Old Business: None

New Business :

The Town of Londonderry has received a notice that the Public Utilities Commission (PUC) has an application for a large solar field on Landgrove Rd, and Paul Abraham suggested that the DRB should send a letter to the PUC with comments on the siting and screening of the proposed array.

Paul Abraham was told the name of the builder of the deck on the Magic Mountain base lodge and thought that he heard it was "Christopher LaSelle", which is the name of a board member who had voted on the zoning permit for that deck. Chris LaSelle said that people often confuse him and Chris Mosel, and that he had nothing to do with building the deck in question.

DELIBERATIONS:

The DRB went into deliberative session at 6:30 where they discussed and voted on the two applications.

Adjourn:

Rich Phelan moved to adjourn the meeting, seconded by Bob Maisy; passed unanimously. The meeting adjourned at 6:55

The next regular meeting of the Londonderry Development Review Board is scheduled for 12/21/22.

Respectfully Submitted,

William Goodwin
Londonderry Zoning Administrator

Approved by the Londonderry Development Review Board

Esther Fishman Chair

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