

**Town of Londonderry, Vermont Development Review Board  
Meeting Minutes  
Wednesday, 3/15/23  
Twitchell Building - 100 Old School Street, South Londonderry, VT**

**DRAFT**

**Board Members Present:** Esther Fishman-Chair, Paul Abraham, Scott Denkman (zoom), Rich Phelan (zoom)

**Others in Attendance:** Jamie Gubb (applicant), Travis Schwarz, Jennifer Mintzer-Farrar, Will Goodwin (Zoning Administrator)

**Call meeting to order:** The meeting was called to order by the chair at 5:30 pm, with a quorum of 4 board members.

**Additions to and deletions from the agenda:** none

**Minutes Approval:** Rich Phelan moved to approve the minutes of the meeting of 2/17/23; seconded by Paul Abraham; passed unanimously.

**Announcements/Correspondence:** None

**Visitors and Concerned Citizens:** All visitors were for the hearing.

**Hearing:** 2023- 5.a&b- Stephen and Jamie Gubb's application for a subdivision and approval for an easement

- The applicants described their proposal to merge two lots, subdivide them along a different boundary, and to give the second lot an easement over the first lot.
- There was a discussion of the rule in section 314 that says lots created by subdivision should not be irregular in shape, but the board felt that any irregularities were preexisting, and that this application would not increase any nonconformance.
- There was discussion of what valuable features or productive farmland there might be on the lot that would need to be protected, and there was agreement that there were none.
- There was a discussion of whether the subdivision would put a strain on public facilities or services, and there was agreement that the impact of the application would be minimal.
- There was a discussion of access for emergency vehicles, and the applicant said that the Assistant Chief of the SLFD had done a site visit, and he felt there was adequate area for fire trucks to pass each other and to turn around, but that the residents would have to keep the snow pushed back in winter.

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- There was discussion of the two landowners sharing the maintenance of the common driveway, and the applicant said that this had been provided for in the draft deeds for the subdivision.
- The owner has provided a state subdivision and wastewater permit.

**Old Business:** None

**New Business:** None

**DELIBERATIONS**

**Started:** 6:05

**Finished:** 6:15

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

**Next Meeting:** The next regular meeting of the Londonderry Development Review Board is scheduled for 4/19/23 at 5:30

Respectfully Submitted,

William Goodwin  
Londonderry Zoning Administrator

**Approved by the Londonderry Development Review Board**

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Esther Fishman Chair

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