

Town of Londonderry
Vermont Development Review Board
Regular Meeting Minutes Wednesday, June 21,2023
DRAFT

Board Members Present: Esther Fishman Chair, Chris Laselle, Scott Denkman, Rich Phelan

Others in Attendance: Will Goodwin ZA, Taylor Prouty (zoom)-applicant, Ryan Foster-applicants architect, Mark Reilly-applicant.

Meeting called to order by Esther Fishman-chair at 5:34

Additions or deletions to the agenda None

Minutes Approval Moved by Rich Phelan, seconded Scott Denkman, passed unanimously

Public Hearing: application 2023-21 For a single-family home in the Resource Conservation Overlay District (RCOD) by Taylor Prouty for Mark and Barbara Reilly

Mr. Prouty and Mr. Foster said that there was some uncertainty about whether the house would actually be in the RCOD because the official zoning map was not up to date.

Mr. Goodwin, the ZA said that based on his scaling the setback off the official zoning map, that it was best to proceed with the assumption that the house was in the RCOD, unless the applicant objected. The applicant's team said that they did not object.

The applicant's team described their plan for a single-family, four bedroom house that they said was well back from the road, but not so high up in elevation to be hard to access.

There was a discussion of the criteria for development in the RCOD found in Section 204 of the zoning bylaws, which say that the DRB can specify building envelopes if they feel it is necessary to protect the environment, ridgelines, agriculture, forestry and other significant natural or scenic features, and to protect adjoining landowners.

There was discussion of the requirement that driveways should not cause environmental harm or be unsafe for emergency vehicles. The applicants described the driveway as having a reasonable grade, and said they were open to the idea of a gravel pull off near the halfway point for vehicles to pass each other.

There was discussion of the permitting process for the house directly to the north, which has a very steep driveway, and which had received input from Vt Fish and Wildlife which was presented at their hearing. The applicants said that the proposed house was at a similar elevation to this existing house.

A board member asked why the house was so far from the road, and the applicant said that some of the land which would have been closer to the road was not as level as the house site that was chosen.

The board discussed requesting comments on the permit from the conservation commission and getting a full site plan, and a plan of the driveway showing the grade. The applicant's team said that was enough time for them to prepare the requested materials.

The hearing was recessed until 7/19/23, and the applicants team left the meeting.

The Zoning Administrator showed pictures of the Heritage Credit Union's ATM at night because he had received a complaint of excessive light from a homeowner on West River St. The pictures showed only one small light facing Route 100. Some of the board members thought that the ATM had more lights than shown in the pictures, and the ZA said he would look into whether the credit Union had decided to leave the extra lights off because of the neighbor's complaint.

Next meeting: 7/19/23

Motion to Adjourn made by Rich Phelan, seconded by Scott Denkman, passed unanimously.

Respectfully submitted, Will Goodwin

Approved by the Development Review Board on _____
Esther Fishman chair