

Town of Londonderry  
Development Review Board  
100 Old School Street  
South Londonderry, VT 05155

**MEETING MINUTES**

**Wednesday, August 19, 2015**

**Town Office - Twitchell Building, 100 Old School St., South Londonderry**

Present: Esther Fishman, Terry Hill, John Lancaster, Chris Laselle, George Mora

Absent: Denis Pinkernell, Co-Chair, Jim Boyle,

Guests: Paul Dexter, Zoning Administrator, Amanda George, Kevin Beattie, Duane Hart

Esther Fishman called the meeting to order at 7:01 pm.

**Application 015-15**

**Public hearing regarding the application for Boundary Line Adjustment between Wayne Blanchard, 375 Route 11 (Parcel ID #112050) and William Bumster Trust , 373 Route 11 (Parcel ID# 112052), which adjustment would add approximately one-third of an acre to Mr. Blanchard's property.**

Amanda George presented a survey showing a Boundary Line Adjustment between Wayne Blanchard and the William Bumster Trust. Amanda George explained that the Bumster Trust had a survey of prepared which revealed that a large part of Mr. Blanchard's house and garage and his well are on land owned by the Bumster Trust. The proposed Boundary Line Adjustment would result in Mr. Blanchard adding about one third of an acre to his parcel. Also, Mr. Blanchard's buildings and well would no longer be on Bumster Trust land. The Bumster Trust property would be reduced by about one third of an acre. If the Adjustment were approved, the Blanchard house would be 46 feet from the side property line and the deck would be 27 feet from the side property line.

Amanda George stated that the landowners negotiated the proposed boundary so that each of the existing separate driveways would be on the corresponding piece of land, and small buffer strip of land would remain between the Bumster driveway and the Blanchard parcel. The shared portion of the existing driveway (closest to Route 11) would remain shared and no new access to Route 11 was being considered.

Amanda George stated that she had applied for an exemption from the state water/wasterwater permit program and she believed the adjustment would qualify for the exemption, based on the small amount of land being transferred and because no new parcels were being created. She also stated that the parties had reached in agreement in principle regarding the line adjustment, but that the no agreement had been signed as of the date of the hearing.

At 7:25 pm, the Board closed the hearing and indicated it would issue a written decision within 45

days.

**Preliminary discussion regarding DRB review of culverts under West River Rd.**

Kevin Beattie and Duane Hart spoke about the Town's plan to replace 7 existing culverts under West River Rd. They noted that 5 of the culverts were being increased in diameter from 15 inches to 18 inches to comply with state standards and 2 would remain 36 inches in diameter. Kevin Beattie stated that he believed that several of these culverts were at least partly in a special flood hazard area. They stated that the work was being funded by a grant from the Better Back Roads program and that according to the terms of the grant, the installations had to be completed by October 15, 2015. The installation time is expected to be about 2 weeks, during which time West River Rd. would remain open to traffic. The Board held a lengthy discussion about whether it believed the culvert project required Board approval under Section 205 of the Zoning Bylaws and the Board asked Paul Dexter to contact VLCT and the Town Counsel for input on the question.

**Deliberations**

The Board deliberated the Blanchard/Bumster Boundary Line Adjustment. George Mora moved to approve the requested adjustment. John Lancaster seconded and the Motion passed unanimously. The Board asked Paul Dexter to draft a decision consistent with this vote.

At 8:15 pm, the meeting adjourned.

Respectfully submitted,

\_\_\_/s/ Paul B. Dexter\_\_\_\_\_, Paul Dexter, Zoning Administrator

Approved by DRB:

\_\_\_/s/ Esther Fishman\_\_\_\_\_, Co-Chair – Esther Fishman