

TOWN OF LONDONDERRY

DEVELOPMENT REVIEW BOARD

100 OLD SCHOOL ST.
SOUTH LONDONDERRY, VT 05155

MINUTES

WEDNESDAY, FEBRUARY 11, 2015

Town Office, Twitchell Building, 100 Old School Street, South Londonderry

Present: Denis Pinkernell, Co-Chair, Esther Fishman, Co-Chair, George Mora, Jim Boyle, John Lancaster,

Absent: Terry Hill, Chris LaSelle,

Guests: Paul Dexter, Zoning Administrator, Chloe Genovart, Wesley Genovart, Tony Kurjiaka, Christian Heins

Denis Pinkernell, Co-Chair called the meeting to order at 7:02 pm.

Application 001-15: Public Hearing on Application by Chloe and Wesley Genovart, SoLo Farm and Table, for Site Plan Review for approval to move an existing barn, to construct a new building to house refrigeration and to alter a roof line at 95 Middletown Rd., South Londonderry, VT - Parcel ID 101201.

Denis Pinkernell opened the hearing. Wesley and Chloe Genovart described the proposed project, noting that due to cost concerns, it had been scaled back from what was originally applied for. They stated that the existing barn would remain in place and no new barn was planned. They stated that a small alley-like area on the side of the building would be enclosed to provide more kitchen space for the restaurant (specifically for refrigeration equipment). A new roof would be constructed over the area and existing rooflines would be adjusted to better shed snow. The new roof would be 13 feet at its highest point and 8 feet 8 inches at its lowest point. No new exterior lighting was planned as a result of the alteration. A door would be added at the end of the new enclosed area.

The Genovarts stated that the addition would not change the number of seats or tables at the restaurant. Other renovations resulting from the alteration would be interior and would involve increased freezer space and improved work areas.

Esther Fishman asked about parking at the restaurant and Chloe and Wesley stated that this winter cars were not parking on Middleton Rd. since it was marked "No Parking" by the Town. Customers were using spaces available at the town hall lot, the Baptist church lot and along Crescent St. The Genovarts stated that they have been plowing the church lot. They also stated that winter is their busiest season and parking had not been a problem this winter.

No one else spoke in favor of or in opposition to the proposal.

At 7:21 pm, the Board closed the hearing.

Application 002-15. Preliminary review of application by Robin and Anthony Kurjiaka for Construction of Drying Shed for Firewood Business, 2923 Route 11, Londonderry, VT. Parcel ID 11008-100.

Chris Heins and Tony Kurjiaka spoke about Tony's plan to construct a firewood drying shed on the premises of his existing firewood processing facility on Route 11 in Londonderry. Chris Heins noted that the use of this property for firewood processing had been approved by the Board in 2009. The proposed shed would measure 40 feet by 80 feet and be 28 feet high at its peak. Tony Kurjiaka stated he planned to pave the driveway entrance to his facility. Chris Heins stated that he had applied to Agency of Transportation for a Letter of Intent regarding the entrance to Route 100 and that he would submit the Letter to the Board when it was received.

The Board scheduled the matter for Site Plan for review in a public hearing on March 18, 2015 and Paul Dexter stated that he would prepared a Hearing Notice and take care of the required publication.

Deliberations

The Board deliberated the Genovart Site Plan and voted unanimously to approve the Site Plan as submitted

At 8:10 pm the meeting adjourned.

Respectfully submitted,

_____/s/ Paul B. Dexter _____, Paul B. Dexter, Zoning Administrator

Approved by DRB:

_____/s/ Denis Pinkernell _____, Co-Chair