

TOWN OF LONDONDERRY

DEVELOPMENT REVIEW BOARD

100 OLD SCHOOL ST.
SOUTH LONDONDERRY, VT 05155

MINUTES

WEDNESDAY, MARCH 18, 2015

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

Present: Denis Pinkernell, Co-Chair, Esther Fishman, Co-Chair, Terry Hill, Chris LaSelle, John Lancaster, George Mora

Absent: Jim Boyle

Guests: Paul Dexter, Zoning Administrator, Tony Kurjiaka, Christian Heins, Nicole Alexander

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

Application 002-15. Public Hearing in application by Robin and Anthony Kurjiaka for Site Plan Review for Construction of Drying Shed for Firewood Business, 2923 Route 11, Londonderry, VT. Parcel ID 11008-100.

Chris Heins and Tony Kurjiaka spoke about Mr. Kurjiaka's plan to construct a firewood drying shed on the premises of his existing firewood processing facility on Route 11 in Londonderry. First, Mr. Heins described an amendment to the application submitted on March 16, 2015 to permit a second shed on the property. The second shed, referred to as a pole shed, would be used to store the firewood used in the outdoor furnace which heats the main processing building. The pole shed would consist of 4 posts and a metal roof, and would measure 22 feet by 37 feet with no walls and would stand 12 feet high. In addition, Mr. Heins stated that the drying shed had been amended to raise the height of the drying shed by 2 feet, from 28 feet to 30 feet, with the concrete base portion of the walls increasing from 6 feet, as originally proposed, to 8 feet.

Chris Heins noted that the use of this property for firewood processing had been approved by the Board in 2009.

The proposed drying shed would measure 40 feet by 80 feet, with a truss roof, similar to the existing building. He noted that the ends of the drying shed would remain open and there would be no heat in the building. Mr. Kurjiaka stated that split firewood would be stored in the drying shed, to allow for open air drying while protecting the firewood from rain and snow. He also stated that no exterior lighting was planned for either new shed. Mr. Kurjiaka stated that the addition of the drying shed and the pole shed would not result in an increase in the amount of wood split at the site.

Mr. Heins stated that Mr. Kurjiaka planned to pave the driveway entrance to his facility. Chris Heins presented an email from the Brian McAvoy, Permit Coordinator with the Vermont Agency of Transportation. In the email, Mr. McAvoy stated that the email would serve as a Letter of Intent and indicated that the proposed access would be approved by AOT. Mr. Heins also stated that there are no inventoried wetlands on the premises. He stated that there is a small pond near the back of the lot which would not be impacted by the construction of the 2 proposed sheds.

Nicole Alexander stated that she lived next door to the facility. She asked if an additional outdoor furnace was planned and Mr. Kurjiaka said no as neither the drying shed nor the pole shed would be heated. She asked if there would be increased noise resulting from the new buildings and Mr. Kurjiaka replied no and said that having the drying shed on-site would reduce truck trips to and from the facility because currently the split firewood is trucked to Little Pond Rd. for drying. He stated that currently as many as 10 trucks might enter and exit the property on a busy day and as few as 1 truck might enter and exit in the off season. Ms. Alexander asked if established the hours of operation would change and Mr. Kurjiaka stated no changes were proposed to the current hours of operation (7 am to 6pm Mondays through Saturdays and 12 noon to 6 pm on Sundays – as established in Permit No. 011-09). Nicole Alexander stated that she did not oppose the application.

Paul Dexter stated that the setbacks and height of both proposed buildings met the requirements of the zoning bylaws. He stated that the property was in the Service Commercial zoning district and was not in a special flood hazard area.

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

At 7:25 pm, the Board closed the hearing.

Deliberations

The Board deliberated the Kurjiaka Site Plan. Esther Fishman moved to approve the Application for Site Plan as submitted. George Mora seconded and the Motion passed unanimously.

At 7:55 pm the meeting adjourned.

Respectfully submitted,

_____, Paul B. Dexter, Zoning Administrator

Approved by DRB:

_____, Co-Chair - Denis Pinkernell