

TOWN OF LONDONDERRY
DEVELOPMENT REVIEW BOARD
PO BOX 118
SOUTH LONDONDERRY, VT 05155

DRAFT 6/19/14

MINUTES

Wednesday, June 19, 2014

Town Offices, Twitchell Building, School Street, South Londonderry

Present: Denis Pinkernell, Co-Chair, Esther Fishman, Co-Chair, John Lancaster,

Absent: Jim Boyle, Terry Hill, Chris LaSelle

Guests: Paul Dexter, Zoning Administrator, Nate Stearns, Barry Hart, Hunter Kaltsas, Dana Ladd, Chelsea DeVries

Denis Pinkernell called the meeting to order at 7:07 pm.

1. Application 043-13 Continued public hearing in the matter of Dorena and Kraig Hart, Frog's Leap Inn - appeal of Zoning Administrator's determination that neighboring Chaves Londonderry Gravel Pit, LLC's operation on Route 100 Londonderry, VT (Parcel 103016) is a pre-existing non-conforming use that is grandfathered.

This matter was moved to later in the agenda to see if more people and Board members would arrive. The next item on the agenda (Hunter Excavation) was started. At 8 pm, no other Board members or the Harts had appeared, so the Board opened the hearing. Denis Pinkernell recused himself from the matter.

Paul Dexter stated that he understood that the Board had left the record open from the prior month's hearing only to allow the Board members to request additional information from the parties. The Board had no additional requests to the parties. John Lancaster moved to close the hearing and Esther Fishman seconded. The Motion passed unanimously. Denis Pinkernell abstained.

2. Preliminary Review of Site Plan by Hunter Excavation

(This matter began at 7:07 pm and was interrupted briefly at 8 pm for the Hart/Chaves hearing and then resumed). Paul Dexter began by recapping the various permits and compliance issues associated with Hunter Excavation since the operation moved to Route 100 in 2008. Then Hunter Kaltsas gave a detailed presentation, including many photographs, of work that has been done on the property since 2008. Then Hunter presented a Site Pan to show additional work he plans for the site which he believes will improve screening from his house and from Route 100 and result in a more orderly and safer flow of traffic in and out of his property. The site plan demonstrated how Hunter plans to use the recently acquired neighboring properties (formerly owned by Jack Lundin) in his business.

The Board recommended that Hunter file the site plan in time for Paul Dexter to schedule the matter for a public hearing for Site Plan review at the Board's July, 2014 meeting.

At 9:10 pm, the meeting adjourned.

Respectfully submitted,

_____, Paul B. Dexter, Zoning Administrator

Approved by DRB at meeting held _____, 2014

_____, Denis Pinkernell, Co-Chair