

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

**DRAFT 10/18/14**

**MINUTES**

**Wednesday, September 17, 2014**

**Town Offices, Twitchell Building, School Street, South Londonderry**

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

Absent: Jim Boyle,

Guests: Paul Dexter, Zoning Administrator, Merry Kujovsky, Judith Platt, Tom Platt, Walter Scott, Jeremy Brodney

Denis Pinkernell called the meeting to order at 7:03 pm.

**Application 023-14: Public hearing in the matter of Merry and Matthew Kujovsky requesting approval of a Two-Lot Subdivision of a 12.4 acre +/- parcel into Lot 1 consisting of 5.77 acres +/- with an existing house and Lot 2 consisting of 6.63 acres +/- at 621 Parsons Lane, Londonderry, VT. Parcel ID # 033014**

Merry Kujovsky appeared to present a 2-Lot subdivision. She stated that the property consists of approximately 12.4 acres and that she proposed to create 2 lots. Lot 1 would consist of 5.77 acres +/- and an existing house and lot 2 would consist of 6.63 acres +/- and has no buildings on it at this time. Merry states that she planned to have her parents build a house on the back lot.

Merry Kujovsky stated that the property was in the R-3 zone and that both lots would meet the minimum lot size for that zone. The back lot would be accessed by a 50 foot right of way which was depicted on the Subdivision Plan she presented to the Board. She stated that there would be a 20 foot by 30 foot turnout in front of the new house when it was constructed. She stated that the front lot was wooded from just behind the existing house to the back property line and the back lot was entirely wooded. She stated that there were no wetlands on the property and no historical sites. She stated that she had applied for a water/wastewater permit from the state for Lot 2 and that application was pending at the state.

The hearing was closed at 7:17 pm.

- 2. Preliminary Review of Appeal of Tom Plat re Zoning Administrator Denial of Sign Permit at Garden Cafe.**

Tom and Judith Platt appeared to explain the appeal they had filed regarding their sign at the Garden Market. Paul Dexter stated that he had denied the sign permit application because the sign measured over 27 square feet and that the maximum allowed in that zone was 20 square feet.

Tom Platt explained that an existing sign was washed away during Tropical Storm Irene in August 2011 and that he thought replacing the sign was allowed without a permit, as part of the allowed response to the flood emergency.

Paul Dexter noted that the damaged sign was also too large for the zone (32 square feet) but that sign had been granted a variance in 1999.

Judith Platt stated that the damaged sign was covered by the variance and thus would still be standing had it not been for Tropical Storm Irene.

The Board asked Paul Dexter to schedule the matter for hearing on October 15, 2014.

**3. Preliminary Review of 2 Lot Subdivision of Lands owned by Walter Scott's family on Cross Rd.**

Walter Scott and Jeremy Brodney appeared to present a proposed 2-Lot subdivision of 102 acres +/- on Cross Rd. The Board reviewed the plan submitted and reviewed the subdivision filing requirements and asked Paul Dexter to schedule the matter for hearing on November 19, 2014.

**4. Preliminary Review of Boundary Line Adjustment for Second Congregational Church and Rowleys on Route 11 and 100.**

Denis Pinkernell handed out a site plan for the Second Congregation Church in Londonderry for a proposed Boundary Line Adjustment whereby the Church would add (and the Rowleys would subtract) 1883 square feet +/- from their respective parcels. Denis stated that the new property line would allow the Church to put a small addition to the rear of the church without a variance.

The Board asked Paul Dexter to schedule the matter for hearing on October 15, 2014.

**5. Deliberations**

The Board deliberated the Kujovsky Subdivision. Esther Fishman moved to approve the subdivision as filed. John Lancaster seconded and the Motion passed unanimously.

At 8:40 pm the meeting adjourned.

Respectfully submitted,

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

Approved by DRB at meeting held \_\_\_\_\_, 2014

