

TOWN OF LONDONDERRY

DEVELOPMENT REVIEW BOARD

PO BOX 118
SOUTH LONDONDERRY, VT 05155

MINUTES

Wednesday, October 15, 2014

Town Offices, Twitchell Building, School Street, South Londonderry

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

Absent: John Lancaster

Guests: Paul Dexter, Zoning Administrator, Judith Platt, Tom Platt, Debbie Hazelton, Laurie Krooss, Trevor Bickford

Denis Pinkernell called the meeting to order at 7:01 pm.

Application 021-14: Appeal by Thomas Platt of Zoning Administrator's Denial of Sign Permit Application for Garden Market at North Main St. - Routes 11 and 100, Londonderry, VT. Parcel ID # 102012.

Tom and Judith Platt appeared to explain the appeal they had filed regarding their sign at the Garden Market. 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 new permit, as part of the allowed response to the flood emergency. He stated that the new sign was smaller than the damaged sign and it was installed to be stronger and that it was in the same place as the damaged sign. Judith Platt stated that the damaged sign was covered by a prior variance and would still be in place and permitted had it not been for Tropical Storm Irene. She noted that their business was closed for 16 months due the flood damage.

Paul Dexter stated that he denied the sign permit application because the sign was too large for the Village Commercial zone; 20 square feet is allowed and the current sign is 27.7 square feet. Paul Dexter noted that the damaged sign was also too large for the zone (32 square feet) but that sign had been covered by a variance by the Zoning Board of Adjustment in 1999. The sign replaced by the 1999 sign was also too large, but it pre-existed zoning.

Denis Pinkernell reviewed the language of the sign requirement from the zoning bylaws.

The hearing was closed at 7:17 pm.

Application 031-14: Public hearing in the matter of a Boundary Line Adjustment between Rollin C. Junior and Ruth Rowley, Trustees and the Second Congregational Church whereby the Church would add and the Rowleys would

deduct 1883 square feet +/- of land behind the Church building, Routes 11 and 100, Londonderry, VT. Parcel ID #s 102009 (Church) and 102006 (Rowleys).

Laurie Krooss, Minister and Debbie Hazelton, Moderator of the Second Congregation Church in Londonderry appeared to explain a proposed Boundary Line Adjustment whereby the Church would add (and the Rowleys would subtract) 1883 square feet +/- (about 1/23 of an acre) from their respective parcels. Laurie Krooss stated that the new property line would allow the Church to put a small addition to the rear of the church without a variance.

She referred to a Boundary Line Adjustment Plan prepared by Gary Rapanotti L.S. dated August 12, 2014 and stated that the entire property depicted thereon is owned by the Church, except the 1883 square feet to be transferred. She stated that the area marked "Peck Lot" had been owned by the Pecks at some point but had been acquired by the Church in the 1970s. Laurie stated that the boundary line adjustment would not create any non-conforming lots. Laurie stated that she did not know the status of a requested state exemption for the Boundary Line Adjustment.

The hearing closed at 7:40 pm

Preliminary Review of a Site Plan submitted by Trevor Bickford for a Home Occupation at 5892 Route 100 for a Masonry and Landscaping Design Business.

After lengthy discussion about the nature of the operation, the Board and the Zoning Administrator stated their belief that the operation did not require a permit because the work involved did not occur on the premises, no equipment related to the business was to be stored at the business, no employees gathered on the premises and the premises were not open to the public.

Deliberations

The Board deliberated the Plat appeal. After deliberations, Jim Boyle moved to grant the appeal, which would allow the sign to stay in place. Chris Laselle seconded and the Motion passed unanimously.

The Board deliberated Boundary Line adjustment presented by the Church. After deliberations, Terry Hill moved to approve the Adjustment as presented. Jim Boyle seconded and the Motion passed unanimously.

At 8:30 pm the meeting adjourned.

Respectfully submitted,

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

Approved by DRB at meeting held ___12/17_____, 2014

_____/s/ John C. Lancaster_____, Acting Chair