

Town of Londonderry
Development Review Board
100 Old School Street
South Londonderry, VT 05155

MEETING MINUTES

Wednesday, January 20, 2016

Town Office - Twitchell Building, 100 Old School St., South Londonderry

DRAFT 1-28-16

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, Robert "Bobby" Waite

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

Public Hearing in Application 031-15: Application by Robert N. Waite on behalf of James B. and Suzanne Knowles at 66 Crazy Grouse Lane (Parcel ID 035009), Londonderry, VT and Marion K. Keator, Trustee at 452 Carley Lane (Parcel ID 035010), Londonderry, VT for a Boundary Line Adjustment whereby 2 acres would transfer from Knowles to Keator.

Bobby Waite described a proposed Boundary Line Adjustment between two abutting properties, one owned by Knowles and the other owned by Keator. The Knowles have agreed to transfer 2 acres to Keator at no cost. Mr. Waite noted that James Knowles and Marion Keator are siblings.

According to Mr. Waite, the transfer will create no zoning non-conformities for either lot. He also stated that no new lots are being created by the adjustment. He stated that the Keator house lies just 50 feet from the property boundary, which is the minimum side yard setback allowed in the R-3 zone. He stated that the Keator house is currently for sale and the boundary line adjustment would give additional space around the house, thus making it more attractive to potential buyers. He stated that after the adjustment, the side yard setback for the Keator house would be over 250 feet.

Mr. Waite provide an Boundary Line Agreement between the Knowles and the Keators for the 2 acre adjustment and a draft deed for the transaction, which he said would be executed and recorded in the Town Office land records when the transaction was completed. He also provided a document from the Keators authorizing him to sign the zoning application on their behalf.

Paul Dexter stated that public notice of the hearing had been done in accordance with the requirements. He stated that he noticed that the address provided by Mr. Waite for one abutter (Isaac & Margery Mears, ET AL) was incorrect, in that it was listed as a Connecticut address when it should have been Rhode Island. The Board determined that the zip code provided by Mr. Waite was for Rhode Island. Paul Dexter stated that the notice was mailed on December 23, 2015 and had not been returned to the sender. Thus, the Board concluded that the notice must have been delivered (presumably based on the correct zip code). Paul Dexter said he would alert the Board if the Hearing Notice mailed to the Mears

was returned to sender.

Paul Dexter also noted that the address for the Knowles on the list Mr. Waite provided (which matched the Grand List) was not correct, listing the Knowles mailing address as Stamford NY, when they live in Stamford CT. Paul Dexter advised Mr. Waite to ask the Knowles to contact the Town Office to correct their mailing address in the Grand List. Mr. Dexter stated that Mr. Waite had received a copy of the Hearing Notice on the Knowles behalf.

The Board stated they would deliberate and issue a written decision within 45 days. Then, at 7:29 pm, they closed the hearing

Minutes

Paul Dexter distributed minutes from the Board's meetings in October, November and December, 2105, which the Co-Chairs signed.

Deliberations

The Board went into deliberative session and discussed the Knowles-Keator Boundary Line Adjustment.

After the deliberative session, Denis Pinkernell moved to approve the Adjustment as presented. George Mora seconded and the Motion passed unanimously. Then, the Board held a short discussion about adopting a streamlined process for reviewing simple boundary line adjustments. Paul Dexter stated that Weston VT had recently amended its zoning regulations to simplify the review of boundary line adjustments. He agreed to provide Denis Pinkernell a copy of Weston's new regulation.

The meeting adjourned at 8:05 pm.

Respectfully submitted, _____, Paul Dexter, Zoning Administrator

Approved by DRB:
_____, Co-Chair – Denis Pinkernell