

Town of Londonderry
Development Review Board

100 Old School Street
South Londonderry, VT 05155

MEETING MINUTES

Wednesday, June 15, 2016

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

Present: Esther Fishman, Co-Chair, John Lancaster, Chris Laselle, George Mora

Absent: Terry Hill, Denis Pinkernell

Guests: Heather Makovec, Zoning Administrator, Tim Apps, Jeremy Brodney, Ian Jenson

Esther Fishman, Co-chair called the meeting to order at 7:05 pm.

Preliminary review with Applicant 014-16: Application by Ian Jenson to build a bridge for a single family dwelling on Parcel 110040.100 a (15.3 acre) parcel located at 4942 Route 11.

Ian Jenson attended the hearing in this matter and he asked what else he needed to complete his application. Paul Dexter, Zoning Administrator at the time of the October meeting did not know what was needed, and preliminary discussion with the DRB in previous meetings did not confirm exactly what was needed, although a mention of a “no rise clause” was brought up but cannot be located in the regulations to date. All parties agreed to further research the question so this can be presented at the next DRB for deliberation. Ian expressed if the State was satisfied then why is the town not satisfied and why should he incur additional costs if no specific language is available to support the need for more analysis. DRB members asked the ZA to contact VLCT and if necessary, the town attorney to find out if the state engineer would qualify as a certified engineer to determine “no impact” from the new bridge. DRB asked ZA to further investigate where the “no rise rule comes from.

Heather Makovec, ZA, noted that the ZA file shows discussion with the ANR office, River Engineers, and pertinent State permits in place. It appears all permits are in place for start and only the town needs to approve. Research is needed and confirmation from VT State offices to confirm permit is all set to move forward. Also the question arose if the State Engineer satisfied the regulations of the Town. The location of the “no rise clause” needs to be found or supported to be necessary.

The Board stated they would deliberate and further investigate needed documentation and questions regarding State engineer.

Preliminary discussion with Applicant Anibol, Theodore & Patrice Parcel 015007.000 at 344 Cobble Ridge Rd (84.8 acre) regarding subdivision to become compliant. Represented by Tim App

Tim App was present to represent the Anibols. He presented the board with supplements to support compliance to Town zoning regulations in preparation for the sale of the property. He also presented information regarding the proposed subdivision and how it would support compliance. Tim Apps was asked to bring a survey map with all features and measurements marked and to come to the hearing prepared to respond to section 301 as well as other sections noted there.

Heather Makovec, ZA provided information regarding subdivision regulations in the district, raising questions to be answered on the road frontage needing to be investigated to comply with regulations.

Deliberations and Decisions

The Board did not deliberate as these were preliminary discussions.

The meeting adjourned at 8:30pm.

Respectfully submitted, _____, Zoning Administrator
Heather Makovec

Approved by DRB: _____, Co-Chair – Esther Fishman