## Town of Londonderry Development Review Board

100 Old School Street South Londonderry, VT 05155

## MEETING MINUTES Wednesday, November 18, 2015 Town Office - Twitchell Building, 100 Old School St., South Londonderry

Present:	Denis Pinkernell,	Co-Chair, J	im Boyle,	Terry Hill	, John Lanc	aster, Chris	Laselle,
Absent:	Esther Fishman, G	eorge Mora					

Guests: Paul Dexter, Zoning Administrator, Paul Emmanuel

Denis Pinkernell called the meeting to order at 7:05 pm.

Discussions regarding zoning permits to develop a lot at 220 Pierce Ridge Rd. (Zone R-1 and in Resource Conservation District) with 50 feet +/- road frontage.

Paul Emmanuel discussed with the Board how to proceed with obtaining permits to develop a vacant lot at 220 Pierce Ridge Rd. He stated that the lot has about 50 feet of road frontage and the current requirement for the R-1 district iss 150 feet. He discussed with the Board whether the lot pre-existed zoning and whether an existing right of way over the lot could be used in place of the required frontage. The Board discussed the various sections of the zoning bylaws that might apply and also noted that if the lot had been approved by the Planning Commission in a subdivision proceeding that could be helpful in establishing adequate access.

## **Discussion about Accessory Dwellings**

Paul Dexter asked the Board about the sequence of review for an accessory dwelling on a vacant lot, specifically whether an accessory dwelling could be permitted before an application for the single family dwelling were presented. The Board discussed various sequences for permitting an accessory dwelling.

The meeting adjourned at 7:55 pm.	
Respectfully submitted, _/s/ Paul B. Dexter	, Paul Dexter, Zoning Administrator
Approved by DRB: /s/ Denis Pinkernell	, Co-Chair – Denis Pinkernell