

Town of Londonderry
Development Review Board

100 Old School Street
South Londonderry, VT 05155

MEETING MINUTES

Wednesday, April 15, 2015

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

Present: Denis Pinkernell, Co-Chair, Jim Boyle, John Lancaster, George Mora

Absent: Esther Fishman, Terry Hill, Chris Laselle

Guests: Paul Dexter, Zoning Administrator, Mark Doane, Kevin Beattie, Paul Gordon, Steve Prouty, David Nunnikhoven, Laurie Krooss, Debbie Hazelton

Denis Pinkernell called the meeting to order at 7:02 pm.

Application 003-15: Preliminary review of application by Second Congregational Church for Site Plan review to construct an addition for a meeting room at the rear of the church building located at 2051 Main St., Londonderry, Parcel ID #102009

Mark Doane and Laurie Krooss spoke on behalf of the Church. The Board reviewed the materials that had been submitted, including a site plan. Mark Doane made building plans available for review and Laurie Krooss distributed an updated survey showing a Boundary Line Adjustment recently approved by the Board which she indicated eliminates a rear yard setback issue. Laurie Krooss stated that the addition would improve the church building by providing a family gathering space (especially for weddings and funerals) but it would not increase the use of the church. She stated that no additional exterior lighting is proposed and no change in parking will result from the addition. The Board discussed possible state permits needed for a proposed bathroom which Laurie Krooss stated would be ADA compliant. Paul Dexter asked that the Church send a letter or email authorizing Mark Doane act as its representative in this matter. Paul Dexter also asked if there had been any changes to the list of abutting property owners since the recent hearing on the Boundary Line Adjustment and Laurie Krooss stated no. The Board scheduled the matter for a Site Plan review and a public hearing on May 20, 2015.

Application 004-15: Preliminary review of application by Town of Londonderry to install a replacement culvert under Lowell Lake Rd. near Mountain Lake Rd. at a location that lies in a Special Flood Hazard Area.

Kevin Beattie spoke on behalf of the Town of Londonderry about a proposed culvert on Lowell Lake Rd., near the intersection of Mountain Lake Rd., and described several pictures and drawings that he had submitted with the zoning permit application. Kevin indicated that the Town had received permits for the project from the Vermont Agency of Natural Resources and the U.S. Army Corps of Engineers. He also indicated that the State Historic Preservation Department had been involved in the design of the

culvert. Kevin Beattie stated that he submitted the zoning permit application for the Town because this culvert will be installed in a Special Flood Hazard Area. The Board held a discussion about its jurisdiction over culverts under streets in and out of Special Flood Hazard Areas and asked Paul Dexter to contact the Vermont League of Cities and Towns Municipal Assistance Center for advice on this jurisdictional question.

Preliminary review of plans of Grandma Miller's Bakery, 52 Hearthstone Lane, South Londonderry, to construct a roof over an existing fire escape and electric meters.

David Nunnikhoven was present to describe an overhang he planned to install on his bakery building. He provided several photographs that showed that about one third of the overhang had been installed. He stated that he did this one-third installation over the electric meters because it was required by the State of Vermont. Next, he would like to extend the overhang over the fire escape on the same wall to reduce the amount of snow and ice that builds up on the fire escape in the winter. The Board held a lengthy discussion about whether this installation, which has no support posts and no walls and added no square footage of floor space to the building, required a zoning permit. The Board concluded that the overhang, as described by Mr. Nunnikhoven and as shown partially completed in the photographs, fell under an exemption in Section 603(B) of the Zoning Bylaw and no zoning permit was required. Paul Dexter stated that he agreed with this interpretation of the 603(B) exemption.

At 8:35 pm, the meeting adjourned.

Respectfully submitted,

___/s/ Paul Dexter _____, Paul Dexter, Zoning Administrator

Approved by DRB:

___/s/ _ Denis Pinkernell _____, Co-Chair – Denis Pinkernell