

**TOWN OF LONDONDERRY**  
**DEVELOPMENT REVIEW BOARD**  
PO BOX 118  
SOUTH LONDONDERRY, VT 05155

**DRAFT 8/21/14**

**MINUTES**

**Wednesday, August 20, 2014**

**Town Offices, Twitchell Building, School Street, South Londonderry**

Present: Denis Pinkernell, Co-Chair, Esther Fishman, Co-Chair, John Lancaster, Chris LaSelle

Absent: Jim Boyle, Terry Hill

Guests: Paul Dexter, Zoning Administrator, Cindie St George, William St. George, Merry Kujovsky, Matthew Kujovsky, George Mora

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

**Application 017-14:                   Public hearing in the matter of William and Cindie St. George request for approval to convert existing barn to a Two Room Bed & Breakfast and Music Rehearsal Studio at 6754 Vermont Route 11, Londonderry, VT Property ID # 110071.**

William and Cindie St. George described a site plan showing their plan to turn the barn at the former Joy of Junk property into a 2 bedroom Bed and Breakfast on the first floor and the second floor would be a music rehearsal studio for B&B guests and other musicians.

Paul Dexter handed out documents that had been presented in the matter including a zoning permit application, a site plan, photographs of decibel readings and a permit from the Vermont DEC granting approval of a septic system for the barn. Paul Dexter stated that notice of the hearing had been published in accordance with the requirements. He stated that he referred this matter to the Board for Site Plan Review and for Conditional Use Review because the property was in the Resource Conservation Overlay district. He did not refer the matter for Flood Hazard review because although the barn where the B&B is proposed lies in a Special Flood Hazard Area, the proposal does not involve substantial improvements to the barn.

The St. Georges stated that the property did not flood in Tropical Storm Irene and the barn lies at a higher elevation than the house and pool which are not in flood zones. They believed they could have the barn removed from the flood zone maps but the process is costly and time consuming. Also, they believe the barn was built on fill to protect it from flooding.

William explained the photos with the decibel readings stating that he played a bass guitar at full blast and took a noise meter reading in the studio and at the front edge of the

property at Route 11, where a neighbor lives across the street and found that the reading was well below the maximum allowed under the zoning performance standards.

Cindie explained that the new septic was to serve only the barn. She identified 8 parking spaces on the site plan and noted that the regulation required only 4 spaces. They stated that the proposal would have minimum impact on the neighborhood and produce no burden on town facilities and no impact on renewable energy resources. They believed that traffic generated would be less than when the barn was used as an antique shop in the past. They noted that there were entry lights for the barn on the front and one additional light on the back of the barn and stated that they did not plan to make any lighting changes.

The hearing was closed at 7:35 pm.

**2. Preliminary Review of Two Lot Subdivision of Merry and Matthew Kujovsky, 621 Parsons Lane, South Londonderry**

Merry and Matthew described their plan to subdivide their 12.4 acre parcel into 2 lots, Lot 1 consisting of 5.77 acres with an existing house and Lot 2 consisting of 6.63 acres. Merry stated that she planned for her parents to build a house on Lot 2 in the future. The Board conducted a lengthy discussion about access to Lot 2; including the requirement that Lot 2 be equipped with a 10 foot by 30 foot turnabout for emergency vehicles because the access to Lot 2 would be more than 500 feet long.

The Board asked Paul Dexter to schedule the matter for hearing on September 17, 2014.

**3. Deliberative Session**

The Board deliberated the St. George matter in Application 017-14 and voted unanimously to approve the Site Plan and Conditional Use as presented. The Board asked Paul Dexter to draft a decision in accordance with the vote.

At 8:50 pm, the meeting adjourned.

Respectfully submitted,

\_\_\_\_\_, Paul B. Dexter, Zoning Administrator

Approved by DRB at meeting held \_\_\_\_\_, 2014

\_\_\_\_\_, Denis Pinkernell, Co-Chair