

Town of Londonderry Vermont Development Review Board

Application#2026-44, Parcel #105005, Hearing held September 16,2026.

Introduction

This proceeding involves the review of an application for a sawmill submitted by Andrew Brenner for land he owns at 2292 Vt Rt 100.

The application was received on 8/25/26 and deemed complete 8/25/26.

On 9/2/26, notice of a public hearing was published in the Vermont journal.

On 8/28/26 notice of a public hearing was posted at the following places:

- The municipal clerk's office.
- The Londonderry and South Londonderry Post Offices.

On 8/28/26 a notice of a public hearing was mailed to the applicant by certified mail and regular mail.

On 8/28/26 the ZA hung a hearing notice poster where it could be seen from Vt Rt 100, the public-right-of-way most nearly adjacent to the property for which the application was made.

On 8/28/26 a notice of public hearing was mailed to the owners of properties adjoining the property subject to the application (proof of service on file).

The application was considered by the Development Review Board (DRB) at a public hearing on September 16, 2026

The following exhibits were submitted to the DRB and available at the Londonderry Town Offices or by contacting the Zoning Administrator: application, narrative, site plan sketches.

The applicant seeks a site plan review for a sawmill.

The subject property is a 15.44-acre parcel located at 292 Vt Rt 100 in the Town of South Londonderry (tax map parcel no. 105005).

The property is located in the SC and R1 Districts as described on the Town of Londonderry Zoning Map on record at the Town of Londonderry municipal office and section 2013 and 2107 of the Zoning Bylaw. The sawmill will be entirely in the SC district.

The application requires review under Sections 3101-3106 and 4304 of the Town of Londonderry Zoning Bylaw: as amended in 2026.

Town of Londonderry Vermont Development Review Board
Application#2026-44, Parcel #105005, Hearing held September 16,2026.

Present at the hearing were the following members of the DRB.

Esther Fishman-Chair, Bob Maisey, Rich Phelan, Robert Trask, Pam Spaulding

Also attending were Will Goodwin ZA, Andrew and David Brenner applicants, Pascal and Gloria Wilkins

At the hearing: The applicant presented his case for the application. The board and members of the public asked questions of the applicant and examined the documents that were submitted with the application.

Findings of Fact: Based on the application, testimony, exhibits, and other evidence, the DRB makes the following findings:

The applicant wants an after the fact permit for a small sawmill on land he owns in the SC and RR1 Districts.

Section 3101: Outdoor lighting will be downward facing, shielded, and on timers. There will be no lighting designed for working outside after dark.

Section 3102-3: The sawmill, the loading and parking areas are well screened by trees on all sides; no additional screening is needed.

Section 3104: There is sufficient room for loading box trucks and trailers in the existing gravel areas. There will be no regular deliveries or pickups using tractor trailers.

Section 3105: There is only one employee and sufficient parking for customers.

Section 3106: There will be no big fuel tanks. Fuel for the mill will be stored in 5-gallon gas cans, Sawdust and tailings will be given away. The mill is small and adjoining landowners testified that they were never aware of the noise from the sawmill. The mill will be operated part time, and it will not operate after dark or before 7:00 AM.

Section 4300: Based on the size of the project, the board waived the requirement for an engineered site plan.

Town of Londonderry Vermont Development Review Board

Application#2026-44, Parcel #105005, Hearing held September 16,2026.

Decision and Conditions

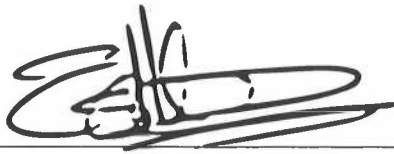
As conditioned below, the proposed development meets the requirements of Sections 3101-3106 and 4304 of the Zoning Bylaw.

- If changes to the sawmill are deemed necessary, requests for such change shall be in writing, and shall be submitted by the applicant to the Zoning Administrator for consideration.
- Site work should meet the requirements for erosion control found in the Vt Low Risk Site Handbook for Erosion Prevention and Sediment Control, and the Vermont Guide To Stormwater Management for Homeowners and Small Businesses.
- The applicant must determine and report to the ZA if there is more than ½ acre of impervious surfaces which could trigger the need for a state stormwater permit.

These conditions run with the land and will remain in effect until such time as the provisions of the Londonderry Zoning Bylaws are amended in a manner which effectively nullifies those conditions.

The application for a sawmill filed by Andrew Brenner is approved by the Londonderry Development Review Board.

Dated this 26th day of September 2026



Esther Fishman, Chair of DRB

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the development review board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.