

Town of Londonderry Vermont Development Review Board

Application#2026-21, Parcel #103008.100, Hearing held

June 17, 2026

Introduction

This proceeding involves the review of an application for a two-lot subdivision submitted by Jeff & Lisa Yrsha (the Applicants) for land they own at 6800 and 6930 Vt Rt 100.

The application was received on 5/1/26 and deemed complete 5/4/26.

On 5/27/26, notice of a public hearing was published in the Vermont journal.

On 5/27/26 notice of a public hearing was posted at the following places:

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

On 5/27/26 a notice of a public hearing was mailed to the Applicant by certified mail.

On 5/27/26 the Zoning Administrator (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 5/27/26 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 6/17/26

The following exhibits were submitted to the DRB and were available at the Londonderry Town Offices or by contacting the Zoning Administrator: application, site plans, state highway access permit application.

The Applicant seeks a site plan review for a two-lot subdivision.

The subject property is a 24 acre (+ or -) parcel located at 6800 and 6930 Vt Rt 100 in the Town of Londonderry (tax map parcel no. 103008.100).

The property is located in the R3 District as described on the Town of Londonderry Zoning Map on record at the Town of Londonderry municipal office and section 201 of the existing bylaw and 2200 of the proposed bylaw amendment.

The application requires review under section 314 of the Town of Londonderry Zoning Bylaw: as passed in 2009 and amended, and under section 3300 of the proposed new bylaw amendment that was presented to the Selectboard on 5/18/26.

Town of Londonderry Vermont Development Review Board
Application#2026-21, Parcel #103008.100, Hearing held
June 17, 2026

Present at the hearing were the following members of the DRB: Esther Fishman-Chair, Andrew Rackear - Vice Chair, Bob Maissey, Christopher Laselle, Paul Abraham, Robert Trask, Pam Spaulding.

Also attending were Lisa Yrsha (the applicants) and Will Goodwin ZA.

At the hearing: The Applicants presented their case for the application. The board asked questions of the applicants and examined the documents that were submitted with the application.

Findings of Fact

The applicants wish to subdivide a 24 -acre lot (+ or-) on Rt 100 North into one 3-acre lot (+ or-), and one 21 acre lot (+ or-).

Both lots will meet the dimensional requirements of the district.

The lots are regular in shape, except for some irregularities warranted by conditions of topography.

No water courses and drainage ways, pathways, historic sites and structures, shore lands, fence and tree lines, wetlands, critical wildlife habitat, areas characterized by shallow soils or steep slope, prominent geologic features, scenic views will be damaged by allowing the subdivision.

There is currently a 3-bedroom home on lot one and a solar farm on lot 2.

The applicants have a state permit (WW-2-7685) too add a 4-bedroom home to lot 2 at a future date.

No productive farmland will be developed.

No major grade changes are anticipated.

The addition of a 4 bedroom-dwelling will not put a strain on public facilities or services.

The applicants have two access permits from Vtrans, and they have been told they would receive permission from Vtrans to add a house on the lot 2 access pending subdivision approval.

Town of Londonderry Vermont Development Review Board

Application#2026-21, Parcel #103008.100, Hearing held

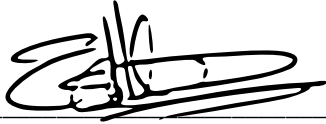
June 17, 2026

Decision and Conditions

The application filed by Jeff Yrsha meets the requirements of sections 314 of the current bylaws, and section 3300 of the proposed bylaw amendment, and it is approved by the Londonderry Development Review Board with the following conditions:

- If changes to the subdivision are deemed necessary, requests for such change shall be in writing, and shall be submitted by the Applicants to the Zoning Administrator for consideration.
- Any future development will have to meet all flood and fluvial erosion rules.
- Any excavation will have to meet the criteria in the Vt. Low Risk Site Handbook for Erosion Prevention and Sediment Control
- Any future driveway will have to meet Londonderry's driveway standards.

Dated this 24th day of June 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.