TOWN OF LONDONDERRY VT
100 OLD SCHOOL ST, SOUTH LONDONDERRY VT 05155
ZONING PERMIT 2026-02

Owners of Record	Caucis Trust & Santini Evandro S	Date of Application	1/11/26
Applicant	Caucis Trust & Santini Evandro S	Application Complete	1/11/26
Location	Rt 11 Londonderry	Date approved	2/11/26
Parcel Number	110014.000	Appeal By *	3/12/26
Deed Book-Page	28/419	18x24mylar	8/11/26

* Permits issued concurrently with a DRB decision take effect after 30-day appeal day pursuant to Vt. Rules for Environmental Court Proceedings #5

Based on application materials submitted by the applicant, the following land development is found to meet the provisions of the Town of Londonderry Zoning Bylaw and is hereby **APPROVED**.

FIVE LOT SUBDIVISION

The project shall be completed in accordance with the application and all sketch or site plans of record, and any decisions of the Development Review Board related to this project. No alterations shall be made to the project except where prior written application to the Zoning Administrator has been made and the required approvals obtained.

The ZA will hang a Zoning Permit Notice placard which must remain in place at the property and easily viewable from the adjacent public road for a period of 30 days starting from the date the permit is issued. The permit is effective on the 31st day after issuance.

NOTICE OF RIGHT TO APPEAL: The decision by the D.R.B to issue this permit may be appealed to the Vt. Environmental Court by an interested person, pursuant to 24 V.S.A. 4465. An appeal must be taken within 30 days of the date of the D.R.B.'s decision. After the 30-day period, the decision of the D.R.B. becomes final.

William Goodwin, Zoning Administrator — 2/11/26 Date

NOTICE: State of Vermont permits may be required for this project. The applicant or permittee retains the obligation to identify, apply for and obtain relevant State permits. Call 802-279-4747 to speak to the Regional Permit Specialist before beginning any earth work or construction.

New construction may have to comply with Act 89 Building Efficiency Standards pursuant 24 V.S.A § 4498(A)(1)

Received on this _____ day of _____, 2025 at _____ AM/PM and Recorded in

Book _____, Page _____ of the Londonderry Land Records

_____ Allison Marino, Town Clerk

Permit#: 2026-02 Parcel I.D. #: 110014

Permit Notice

Address: TBD RT 11

Applicant: CAULIS & SANTINI

Project Description: 5 LOT SUBDIVISION

Permit

Type: SITE PLAN REVIEW

Date Issued: 2/11/26

Appeal By: 3/12/26

FOR MORE INFORMATION CONTACT THE ZONING ADMINISTRATOR AT 802 824-3356 ex. 102 OR zoningadmin@londonderryvt.org

This poster shall be displayed at the site of the proposed development where it is visible from the road until after the end of the appeal period.

Town of Londonderry Vermont Development Review Board
Application#2026-02, Parcel #110014, Hearing held January 21, 2026

Introduction

This proceeding involves the review of an application for a five-lot subdivision submitted by Joseph DiBernardo for landowners, the Caucis Trust and Evandro S. Santini

The application was received on 11/20/25, and deemed complete 12/31/26

On 1/7/26, notice of a public hearing was published in the Vermont journal.

On 12/30/25 notice of a public hearing was posted at the following places:

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

On 12/30/25 a notice of a public hearing was mailed to the applicant by certified mail.

On 12/30/25 the ZA hung a hearing notice poster where it could be seen from Rt 11, the public-right-of-way most nearly adjacent to the property for which the application was made

On12/31/25 a notice of public hearing was mailed to the owners of properties adjoining the property subject to the application (see attached proof of service).

The application was considered by the Development Review Board (DRB) at a public hearing on 1/21/25.

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

The applicant seeks a site plan review for a five-lot subdivision

The subject property is an 18-acre parcel located on Rt 11, east of Little Pond Rd in the Town of Londonderry (tax map parcel no. 110014).

The property is located in the RR1 District as described on the Town of Londonderry Zoning Map on record at the Town of Londonderry municipal office and section 201 of the Zoning Bylaw.

The application requires review under section 314 of the Town of Londonderry Zoning Bylaw: as passed in 2009 and amended in 2020.

Town of Londonderry Vermont Development Review Board
Application#2026-02, Parcel #110014, Hearing held January 21, 2026

Board Members Present: Esther Fishman Chair (Zoom), Chris Laselle, Bob Maisey, Rich Phelan (zoom), Andrew Rackear, Robert Trask

Others in Attendance: Tom Caucis (zoom), Wade and Dianne Kenney, Eric Santini Sr.(zoom), Eric Santini Jr (zoom), Deb and Wayne Parker (zoom) , Mark Mears (zoom), Joseph DiBernadino, Will Goodwin Zoning Administrator

At the Hearing:
The applicant presented his case for the application. The board asked questions of the applicant and examined the documents that were submitted with the application. The board also heard from an adjoining landowner.

Conclusions: Based on the application, testimony, exhibits, and other evidence, the DRB makes the following findings:

- The lots created will not be unnecessarily elongated or irregular in shape.
- All the lots can be developed in a manner that meets the district setbacks.
- Lot lines are at right angles to the road.
- No existing natural or historic features will be damaged.
- No farmland will be fragmented
- Access is to all the lots shared and uses an existing primitive road.
- The natural contours of the land will be retained.
- The applicants have a state highway access permit and wastewater permits, and they are working on getting their state wetlands and stormwater permits.

Town of Londonderry Vermont Development Review Board
Application#2026-02, Parcel #110014, Hearing held January 21, 2026

Decision and Conditions

As conditioned below, the proposed development meets the requirements of Sections 314 of the Zoning Bylaw:

- The applicants must provide the town with a mylar plat that meets the requirements of Vt. Title 27: Chapter 17 within 180 days.
- The applicants must present the clerk with any paperwork from the state which says, "permit for recording", and they must pay any associated recording fees
- The applicants must submit a road name that meets state specifications to the selectboard for approval.
- The proposed road must be built to town and state road specifications.
- The applicants must pass an inspection of their private road before any building permits for the individual lots will be issued.
- The state must approve the applicant's wetland and stormwater permits and complete any necessary inspections thereof before any building permits for the individual lots will be issued.
- If changes to the project are deemed necessary, requests for such change shall be in writing, and shall be submitted by the applicant to the ZA for consideration.

Dated this 11th day of February 2026

_____ Esther Fishman, Chair of the 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.*

Town of Londonderry, Vermont
Office of the Zoning Administrator

Application No. 2025-48
Date Received 1/16/26

Zoning Permit Application Form

Parcel ID No. 11 0014

This form must be submitted for all Land Development **Please Print Clearly**

Applicant(s)

Name: Caucis Trust & Evandro Santini

Address: 1031 Hartford Tpk

Town/State/Zip: Vernon, CT 06066

Phone: 860-416-1193 Email: Esantini@santiniliving.com

Property Owner(s): **[ ] Check here if same as applicant**

Name: Same as above

Address: Route 11 Londonderry (No 911 provided)

Town/State/Zip: Londonderry, VT 05148

Phone: Same as above Email: Same as above

Property Information **Zoning District(s):**

Property Location/Address: Route 11

Date Purchased by Owner: May 5, 1978 Deed Recorded in Book 37 Page 51

Property Size (acres): 18.38 Road Frontage (feet): 716.79'

Existing Use of Property: Wood Land

Date Use started: unknown

If Residential: Total # dwelling units N/A Total # of bedrooms N/A

Proposed Land Development **** May be left blank for Appeals of Zoning Administrator Decision ****

Permit Request is for: [ ] New Structure [ ] Addition/Remodeling, etc. [ ] Change of Use

[ ] Home Occupation [X] Subdivision [ ] Other (explain)

Describe proposed project/land development in detail: The subdivision proposal is for a 5 Lot Subdivision. The subdivision is serviced by an internal road. An access permit was obtained from VTrans in 2024. (ATTACHED)

Estimated value of proposed work: $ N/A

Form Date: 1/1/2023

Application No. 2025-48
Date Received 11 06 14

Zoning Permit Application Form

Comparison between Existing and Proposed Conditions

Dimensional Standards (All in feet, unless otherwise indicated)	EXISTING	PROPOSED	CHANGE
Bldg. length	N/A		
Bldg. width			
Bldg. height (feet & stories)			
Bldg. area (square feet)			
Bldg. setbacks Front yard*			
Side yard			
Rear Yard			
Lot size (acres)			
Lot Coverage (Square feet)			
Number of Parking Spaces			

** Per Section 411(E), front setback is measured from road right-of-way or 25' from centerline of road for roads with right-of-way of less than 50'. It is not measured from the edge of the travelled roadway.*

For Changes of Use Only

Please list all existing and proposed uses	EXISTING Square Footage	PROPOSED Square Footage	CHANGE Square Footage
N/A			

Drawings Must Be Submitted – Complete, Legible & to Scale

On a separate sheet (maximum of 11" X 17"), provide a sketch of the subject property showing:

1) Lot boundary measurements
2) Access to public road or private right of way
3) Names of abutting landowners
4) Existing & Proposed structure(s) with dimensions, number of stories, and height
5) Measurements from proposed construction to all sides of lot
6) Existing/proposed driveway, well and septic systems
7) Water courses, wetlands, flood hazard & shoreline areas
8) North arrow and dimensional scale

A sketch plan is not necessary if the proposal requires submittal of a Site Development Plan to the Development Review Board.

Town of Londonderry, Vermont
Office of the Zoning Administrator

Application No. 2025-48
Date Received 11 00 14

Zoning Permit Application Form

Access Permits/Addresses

Any new, realigned or expanded driveway must obtain an Access Permit from the Londonderry Selectboard for access to a Town road, or the Vermont Department of Transportation for access to Route 11 or 100. A request for a new address must be directed to the Londonderry Town Clerk.

Certification

By signing below both the owner and applicant hereby affirm that the information presented in this application, and all supporting forms, plans and documents are true, accurate and complete, and agree that, if any such information is found by the Town to be false or misleading, any permit or other approval granted on the basis of such information shall be deemed null and void.

Permission is hereby granted by the property owner for the Town's Zoning Administrator and Development Review Board to inspect the property at mutually acceptable times to verify information provided in this application.

Applicant Signature: _____ 11/19/2025 **Date:** 11-20-2025

Property Owner Signature: _____ 11/19/2025 **Date:** 11-20-2025

[ ] Check here if owner is submitting a Letter of Authorization in lieu of signing above

For applications requiring approval from the Development Review Board, please complete and submit the applicable supplementary documents (Check boxes for each documents submitted):

[ ] Site Plan Review (Requires Site Development Plan Checklist)
[ ] Conditional Use Review (Requires Site Development Plan Checklist)
[ ] Site Development Plan Checklist
[ ] Appeal of Zoning Administrator Decision
[ ] Request for Variance (Requires Appeal of Zoning Administrator Decision)
[X] Subdivision Review (Requires Site Plan Review and Site Development Checklist)

Fees

Applications are not considered to be complete until all applicable fees have been received as follows:

Zoning Permit (including signs)	$75.00	Site Plan Review	$150.00
Conditional Use Review	$150.00	Variance Request	$150.00
Appeal of Zoning Administrator Decision	$150.00	Lot Line Adjustment	$125.00
Subdivision Review – up to 3 lots	$250.00		
Subdivision Review – 4 lots or more	$250.00 + $200/lot		
Planned Unit Development	$250.00 + $200/unit		

All fees (Except for recording fees) are DOUBLED for applications submitted "after-the-fact-, i.e., when any element of Land Development has already taken place.

Application No. 2025-48
Date Received 11/00/14

Zoning Permit Application Form

Fees - continued

Fees for combined review shall be adjusted from the above schedule. Applicants shall pay the highest applicable initial review fee per the above schedule and a flat fee of $75.00 for each additional review. For example: A 2-lot subdivision ($250) requiring a variance ($150) would pay a total review fee of $325.00 ($250+$75). Zoning permit and recording fees are added to review fees.

In addition to all other fees, there is a $15.00 Town Clerk recording fee for each page of a zoning permit, and $25.00 for each page of a survey or subdivision plat (mylar).

Payment must be made by check, payable to: Town of Londonderry, Vermont

Applicants may be required to pay reasonable and customary costs for assistance provided by experts (engineers, planning consultants, etc.) requested by the Development Review Board, Selectboard or Planning Commission as part of the review process.

STATE PERMIT NOTICE

State of Vermont permits may be required for this project. The applicant or permittee retains the obligation to identify, apply for and obtain relevant state permits. Call 802-279-4747 to speak to the Regional Permit Specialist before beginning any earth work or construction.

DO NOT WRITE HERE - For Zoning Office Use Only

Fees Received: $1250

Notes:

Application Deemed complete on: 1/16/26

ACTION TAKEN: [✓] Approved [✓] Approved with Conditions [ ] Denied

[✓] Referred to Development Review Board [ ] Other (see below)

Comments:

Signature: Zoning Administrator

Date: 2/11/26

November 21, 2025

Town of Londonderry
Design Review Board
100 Old School Street
Londonderry, VT 05148

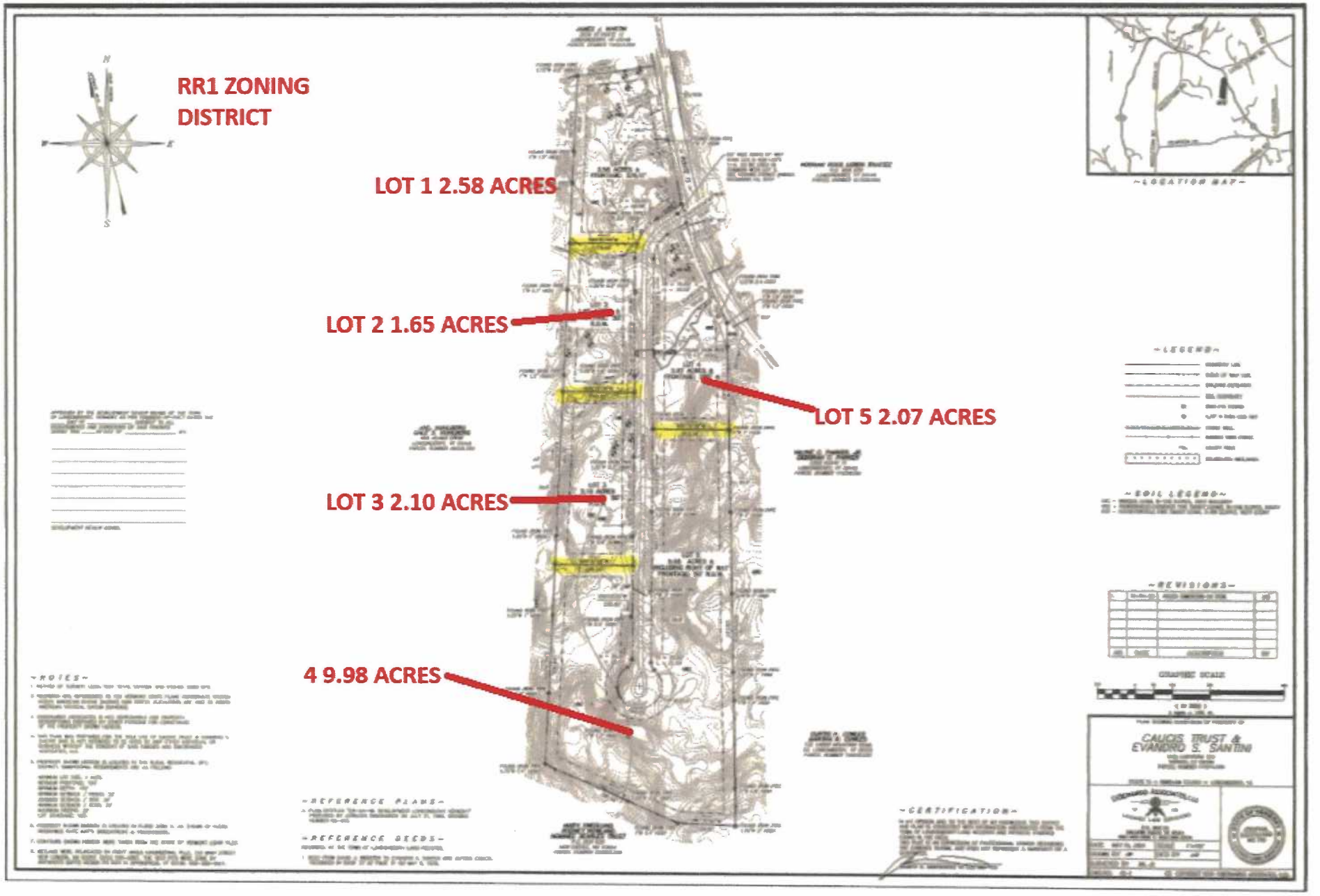
To Whom It May Concern,

We authorize Joe DiBernardo of DiBernardo Associates, to represent us at the Design Review Board hearing for our development application.

Sincerely,

Tom Caucis, Caucis Trust

Evandro S. Santini


RR1 ZONING DISTRICT
LOT 1 2.58 ACRES
LOT 2 1.65 ACRES
LOT 3 2.10 ACRES
4 9.98 ACRES
LOT 5 2.07 ACRES
~LOCATION MAP~
~LEGEND~
~SOIL LEGEND~
~REVISIONS~
GRAPHIC SCALE
CAUCIS TRUST &
EVANDRO S. SANTINI
~NOTES~
~REFERENCE PLANS~
~REFERENCE DEEDS~
~CERTIFICATION~

Subdivision Summary Narrative

RIGHT ANGLE ENGINEERING, PLLC
152 Main Street
New London, NH 03257
(603) 526-2807 Office
(603) 443-7815 Mobile
info@rightangle.engineering
www.rightangle.engineering

Date: December 31, 2025

Site Location: Parcel No. 110014.000
VT Route 11; Windham County
Londonderry, Vermont

Zoning District: Rural Residential (R1)

Prepared by: Erin Darrow, P.E.

Introduction and Project Purpose

This report is intended for provide narrative support for the application for subdivision of the subject 18-acre property in Londonderry, Vermont into five lots. Access will be via a shared road off VT 11.

Lots 1-4, located on the north side, are intended for prompt single-family development. Lot 5 (9.98 acres) is not planned for immediate development. The lot breakdown is as follows:

- Lot 1: 2.58 acres, 379.11 feet of frontage on VT 11;
- Lot 2: 1.85 acres, frontage on shared road;
- Lot 3: 2.10 acres, frontage on shared road;
- Lot 4: 2.07 acres, 285.00 feet of frontage on VT 11.

Conformance with Londonderry Zoning Bylaws

All properties have been designed in accordance with the requirements set forth by the Town of Londonderry Zoning Bylaws. The property is situated within the Rural Residential (R1) District.

Outlined below are the items specified in the Zoning Bylaws, highlighted in **bold**, followed by our responses provided in standard font.

- **All proposed lots shall meet the minimum dimensional standards for the district.**

  The dimensional standards of the R1 District are as follows:

  - Minimum Lot Size: 1 Acre
  - Minimum Frontage: 150'
  - Minimum Depth: 150'
  - Minimum Setback / Front: 30'
  - Minimum Setback / Side: 30'
  - Minimum Setback / Rear: 30'
  - Maximum Height: 35'
  - Lot Coverage: 10%

  As shown on the design plans, the proposed lots exceed these minimum standards.

- **Elongated lots and lots with irregular shapes (curves, jogs, dog-legs, etc.) should not be created unless warranted by conditions of topography, the location of natural features or existing road conditions.**

  The remaining lot five has some jogs in the property, and it is like that as it fits in with the topography and is not intended for immediate development.

- **Corner lots shall have sufficient width to permit a front yard setback on each street while side lot lines shall generally be at right angles to straight streets, or radial to curved street lines.**

  The corner lots have sufficient width to permit a front yard setback on each street, and the side lot lines are at a right angle to the street lines.

- **Existing features, including but not limited to 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, or any other unique features shall be identified and preserved insofar as possible through harmonious design and appropriate lot configuration.**

  The existing features are preserved as applicable. The house locations that have been identified best fit this design criteria above.

- **Lot layout and building sites shall be located and configured to avoid the fragmentation and/or development of productive farmland.**

  There is no productive farmland on the subject property.

- **Access roads, driveways and utility corridors shall be shared to the extent feasible and, where sites include linear features such as existing roads, tree lines, stone walls, and/or fence lines, shall follow these in order to minimize the fragmentation of productive agricultural land and minimize visual impacts.**

  The proposed access road is intended to provide access to all the future lots. The road location is proposed to be in the same location as the existing woods road where the state driveway access permit was obtained.

- **Land shall be subdivided and improved to retain, insofar as possible, the natural contours and to conserve the natural cover and soil.**

  The proposed design and layout was selected with the intention of retaining the natural contour of the land for access to the proposed house site locations, as well as for the proposed house sites themselves.

- **Site improvements, including excavation, road and driveway construction and site clearing and grading, shall not unduly impact neighboring properties or surface waters.**

  The site improvements will have minimal if any impact on neighboring properties or surface waters. The proposed road is in the approximate center of the existing property, with accesses to the house sites from this road. The proposed house site locations are situated also have minimal, if any, impact to neighboring properties or surface waters.

State Permits

The State of Vermont requires stormwater, wetlands, and buffer permits, all of which will be secured before construction begins. We are currently initiating the wetlands permit with a desktop review.

An access permit has been obtained from the Vermont Agency of Transportation (AoT) for the shared road. The road is laid out to be compliant with the Town of Londonderry design standards.

Each property will require an on-site well and wastewater treatment system. These have been designed for lots 1-4, with the preclusion of lot 5 for future development. A copy of the application submitted to the State of Vermont and there acknowledgement of acceptance for review is attached to this memo.

Attached to this memo is also the Vermont Permit Navigation sheet for your reference, and Right Angle is in the initial permitting steps.

Summary

The proposed subdivision will create four new lots for single-family homes in an area needing housing. The lot layout and road design use existing site features to reduce construction impact. We look forward to discussing this project with the Development Review Board on January 21st.

Thank you.