

Town of Londonderry Vermont Development Review Board
Application#2026-38, Parcel #110017.100, Hearing held 8/19/2026

Introduction

This proceeding involved the review of an application for Preliminary Plat Approval for a five-lot subdivision submitted by Thomas Walsh for land he owns off of Stony Brook Rd.

The application was received on 7/24/26 and deemed complete 8/5/26.

On 8/5/26, notice of a public hearing was published in the Vermont journal.

On 7/31/26 notice of a public hearing was posted at the following places:

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

On 7/31/26 a notice of a public hearing was mailed to the applicant by certified mail, and also by first-class mail.

On 6/30/25 the ZA hung a hearing notice poster where it could be seen from Stoney Brook Rd, the public-right-of-way most nearly adjacent to the property for which the application was made

On 7/31/26 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 8/19/26

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

The applicant seeks a Preliminary Plat Approval for a five-lot subdivision.

The subject property is a 34.34-acre parcel located off of Stoney Brook Rd in the Town of Londonderry (tax map parcel no. 110017.100).

The property is located in the R1 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 passed in 2009 and amended in 2020, and Section 2103 of the proposed new bylaw amendment that was presented to the Selectboard on 5/18/26, which received final approval on 8/17/26.

The application requires review under section 314 of the Town of Londonderry Zoning Bylaw: as passed in 2009 and amended in 2020 and under Section 3300 of the proposed new bylaw amendment that was presented to the Selectboard on 5/18/26 which received final approval on 8/17/26

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Attendance

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

Esther Fishman-Chair, Andrew Rackear-vice chair (zoom), Bob Maisey, Paul Abraham (zoom), Rich Phelan, Pam Spaulding

Also attending were: Mary and Phillip Fitzpatrick, Jessica Rizio, Tom Walsh (zoom), Patty Eisenhour, Will Goodwin ZA

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

Findings of Fact

3302. Pre-Development Site Preparation

The applicant will not clear land outside of the building envelopes except as needed or to facilitate surveying and/or engineering or access before preliminary plat approval.

3303. Suitability of the Land

The land to be subdivided into developable lots is suitable for development without endangering public health or safety, adversely impacting the environment, or adversely impacting the character of the area.

3304. Protection of Natural Resources

Outside of wetlands, and a pond that is fed by a stream, there are no important natural or historic resources to preserve identified by the board or the Town Plan.

3305. Capability of Community Facilities and Utilities

If a firefighting water source is approved by the Fire Chief, and the roads and driveways are found to be up to town standards, the proposed subdivision will not cause a disproportionate or unreasonable burden on the community's ability to provide public facilities or services.

3306. Provision of Necessary Improvements

The State of Vermont will supervise stormwater drainage, erosion control, water supply, and sewage disposal for the subdivision. Londonderry will determine whether there will be adequate water for firefighting and adequate emergency vehicle access. The construction of necessary improvements, and all associated expenses, will be the responsibility of the applicant. The applicant will establish an owners' association to ensure continuing maintenance of common land and facilities within the subdivision.

3307. Lot Arrangement

There will be three access points to the subdivision, two off a private road (Stoney Brook Rd) and one off of Rt 11. Given the large size of the lots, there is no reason to restrict the subdivision to fewer access points. The board will waive a requirement to get an access permit from VTrans before Final Plat approval, because there is no immediate plan to develop lot 5, and state access permits only last 5 years.

No productive farmland is involved in this subdivision, the Vermont Highest Priority Connectivity Blocks Map does not show any priority forest blocks for this property, soil disturbance, compaction, and removal of topsoil will be minimized, there will be no foreseeable difficulties with the layout of lots that would cause difficulty in obtaining zoning permits, there will be no foreseeable difficulties in providing access to each lot from an existing or planned road, there will

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be positive drainage away from building sites and a coordinated stormwater drainage pattern for the subdivision, and nothing that will prevent further subdivision.

3308. Lot Dimensions

All of the proposed lots have access which meets the requirements of these regulations, the design of the individual lots meets the requirements of these regulations.

3309. Building Envelopes

Building envelopes will not include any unbuildable land. The building envelopes must not be more than ½ acre in area.

3310. Waiver of Building Envelope Requirement

N.A.

3311. Public Works Specifications and Ordinances

Applicants must construct new or extended roads, utilities and other improvements in accordance with the Unified Development Regulations (UDR) and any public works specifications or ordinances duly adopted by the Town of Londonderry.

3312. Technical Review

The Development Review Board or Administrative Officer may condition or deny any approval of final plat based on comments from the road foreman, road commissioner or fire chief.

3313. Engineering Requirements

The applicant's engineer, the road commissioner and the road foreman must certify all new or extended roads, driveways, pull offs and turnarounds meet town standards prior to the Final Plat Hearing.

3314. Roads

Applicants will design and construct all new or extended roads, driveways, pull offs and turnarounds in accordance with the UDRs, and the town road ordinance, which will be verified by the Road Foreman and/or the Road Commissioner.

The applicant will provide the selectboard with a road name that meets state 911 standards.

3315. Fire Protection and Emergency Services

The applicant will provide a letter from the Londonderry Fire Chief saying that there is adequate water for firefighting before final plat review.

3316. Water and Wastewater

The applicant will provide paperwork from the state demonstrating that the proposed subdivision conforms to the Vermont Wastewater System and Potable Water Supply Rules

3317. Public and Private Utilities

If the power company puts power lines outside of the road right of way the applicant must provide the town with a maintenance and access easement.

3318. Erosion Control

The state of Vermont will supervise erosion control for the project.

3319. Soil Preservation.

The applicant will not remove any topsoil, sand, gravel, rock or other earth resources from the site for any purpose other than the minimum necessary to meet the construction needs of the subdivision.

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3320. Debris Removal

The applicant must remove any debris generated during the course of construction

3321. Stormwater Management

The state will supervise stormwater management for the subdivision

3321. Monuments and Lot Corner Markers.

Survey monuments will meet state standards as verified by the applicant's surveyor.

3322. Construction and Maintenance of Necessary Improvements

The applicant will construct the necessary improvements required under the UDR and the town's public works specifications, he will maintain necessary improvements while lots within the subdivision are being sold, and he will demonstrate how the necessary improvements required under this section will be maintained once lots or units have been sold and/or developed before the Final Plat Approval.

3323. Acceptance of Roads or Other Necessary Improvements

The town of Londonderry will not take over the road in the subdivision

3324. Subdivision Improvement Agreements

The applicant will complete the required road and stormwater infrastructure before applying for final Plat Review, and before selling any lots.

Decision and Conditions

As conditioned below, the proposed development meets the requirements of section 314 of the Town of Londonderry Zoning Bylaw: as passed in 2009 and amended in 2020 and under Section 3300 of the proposed new bylaw amendment that was presented to the Selectboard on 5/18/26 which received final approval on 8/17/26

Any changes to the site plan must be shown on the final plat.

The applicant must provide the Selectboard with a street name that meets state 911 naming standards.

The applicant must establish a Homeowner's Association to provide for the maintenance of all shared infrastructure, and must record its Articles of Incorporation, Bylaws, Covenants, Conditions, and Restrictions in the Londonderry land records.

The applicant must build and maintain turnarounds or pull-offs for each lot that meet the requirements of figure 3.02 and Section 3010.12 of the UDRs'

Once roads and driveways are approved by the town Road Foreman and or Road Commissioner and the fire Chief, and the state permits have been completed, the applicant must submit a final plat and apply for final plat review.

The applicant must file for a boundary line adjustment between lots 110017.100 and Lot 1

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The application for preliminary plat approval filed by Thomas Walsh is approved by the Londonderry Development Review Board.

Dated this 28th day of August 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.