

Town of Londonderry Vermont Development Review Board
Application#2026-27, Parcel #065042.001, Hearing held 7/15/2026

Introduction

This proceeding involves the review of an application for deck in the conservation district submitted by Mt Rose Property Mgt. (Applicant) for landowner Teddi Olszewski.

The application was received on 4/28/26, and deemed complete 5/16/2026

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 ZA hung a hearing notice poster where it could be seen from Pierce Ridge Rd, 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 7/15/26.

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 sketch.

The following exhibits were submitted by the ZA and board member Paul Abraham.: Photos of the site.

The Applicant seeks a conditional use permit to extend a deck in the conservation district.

The subject property is a 1.7-acre parcel located at 219 Pierce Ridge Rd in the Town of Londonderry (tax map parcel no. 065042.001).

The property is located in the R1 district and the C overlay District as described on the Town of Londonderry Zoning Map on record at the Town of Londonderry municipal office and section 201 of the current Zoning Bylaw, and section and section 2202 of the proposed bylaw amendment.

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The application requires review under section 204 of the Town of Londonderry Zoning Bylaw: as passed in 2009 and amended in 2020. This property will be removed from the conservation district by the proposed bylaw amendment and new zoning map.

Present at the hearing:

Esther Fishman-Chair, Bob Maisey, Christopher Laselle, Denis Pinkernell co-chair, Paul Abraham, Rich Phelan, Robert Trask, Pam Spaulding

Also attending were Taylor Prouty, Keana Guerrlich, Daniel Guerrlich, Will Goodwin ZA

At the Hearing: The Applicant presented his application, the DRB asked questions of the Applicant and examined the documents that were submitted with the application

Findings of Fact:

- The applicant wants to replace and extend a failing deck on an existing single-family home in the conservation overlay.
- The home preexists the bylaws restricting development in the conservation district.
- The addition to the deck will have a de minimis impact on the conservation district, or the view from lower elevations looking up at the property
- No excavation will be done, except for the installation of cement piers.
- No removal of trees is planned
- There will be no impact on renewable energy resources.
- There will be a de minimis amount of new impervious surfaces.

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Decision and Conditions

As conditioned below, the proposed development meets the requirements of Sections 204 of the Zoning Bylaw.

- If changes are deemed necessary, requests for such change shall be in writing, and shall be submitted by the Applicant to the Zoning Administrator for consideration.
- Exterior lighting should be downward facing and shielded.
- No trees shall be removed.
- Excavation for piers should follow the procedures in the Vt Low Risk Site Handbook for Erosion Prevention and Sediment Control

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.