

Town of Londonderry, Vermont
Development Review Board
Regular Meeting Minutes - Wednesday, August 21, 2024
DRAFT

Board Members Present: Esther Fishman Chair, Denis Pinkernell Co-Chair, Paul Abraham, Chris Laselle, Bob Maisey, Rich Phelan, Andrew Rackear, Robert Trask, Will Goodwin Z.A.

Others in Attendance: Tony and T.J. Kurjiaca, Pam Spaulding, George Legace, Gary Rappanotti

Meeting called to order at 5:32

Additions or deletions to the agenda (REQUIRES A VOTE): None

Minutes Approval 7/17/24, approval moved by Paul A. , seconded Denis P., passed unanimously

Public Hearing.

Application from McCurdy Vt LLC to do a three-lot subdivision at 1533 Little Pond Rd.

The applicant's representative Gary Rapanotti described the proposed subdivision of a 130-acre parcel which currently has one mobile home on it. No new roads are proposed. He said that he had found three good homesites on the property, and that he had started the state permitting process. He also said that the applicant preferred not to designate building envelopes before the land sold. The ZA pointed out that the bylaws allow but do not require the DRB to require building envelopes in the Conservation overlay. A question was raised about whether the frontage for lot 1 on Cobble Hill Rd was adequate. Mr. Rapanotti said that it was less than the minimum of required for a new lot, but it was a grandfathered existing lot, and it was served by a "ancient way". After some discussion of whether the lot was truly grandfathered it was decided that the ZA would consult town counsel. Mr. Rapanotti said it would be possible to add an easement from Little Pond Rd through lots 2 and 3, but he felt strongly that the access on Cobble Hill Rd was grandfathered. There was also discussion of requirements for a subdivision in the Conservation overlay. The ZA said that he had notified the Conservation Commission of the pending application pursuant to zoning regulations. He also said that he had talked to Vt. Fish and Wildlife and the Windham Regional Commission about wildlife habitat in this area, since this area is marked as bear habitat in older maps from the Fish and Wildlife. As far as the ZA could determine using current maps, this area is no longer considered as being more important wildlife habitat than any other area in this part of town.

At 6:15 Paul A. moved and Andrew R. seconded a motion to close the hearing and go into executive session.

Next meeting: An executive session was tentatively scheduled for 9/5/24, the next regular meeting will be 9/18/24.

Denis P. moved and Bob T. seconded a motion to adjourn at 6:37

Respectfully submitted, Will Goodwin

Approved by the Development Review Board on _____

Esther Fishman chair _____