TOWN OF LONDONDERRY VT
100 OLD SCHOOL ST, SOUTH LONDONDERRY VT 05155
zoningadmin@londonderryvt.gov

ZONING PERMIT 2026-57

Owners of Record	Duke Enterprises	Date of Application	10/20/26
Applicant	Eric Richard	Application Complete	10/20/26
Location	2242 N Main St	Date approved	11/9/26
Parcel Number	102023	Appeal By *	12/9/26
Deed Book-Page		Work Completed	12/9/28 (town permit)

* 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**.

DEMOLISH DAMAGED STRUCTURE WHICH IS PARTIALLY IN THE RT.11/RT 100 R.O.W. AND REMOVE DEBRIS

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 be 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 — 11/9/26 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.

Received on this _____ day of _____, 2026 at _____ AM/PM and Recorded in

Book _____, Page _____ of the Londonderry Land Records

_____ Allison Marino, Town Clerk

Town of Londonderry, Vermont
Zoning Permit Application Form

-office use only-

Ap. Received 10/20/26 By WTG Fees $165 Check# _____

Application No. 2026-57 Parcel ID 10/20/23 Zoning District VC

Setbacks F ✓ S ✓ S ✓ R ✓ Height ✓ Acreage ✓ Frontage ✓ Signature ___ Site Plan ✓ Access ✓

WW Permit ✓ Other State permits pending Lot Coverage ✓ Flood/Wetland YES Current Use NO

APPROVED DENIED ZA SIGNATURE _____ __/__/__

Applicant(s) Contact Information Permit will be mailed to this address

Name: Eric Richard

Mailing Address: 226 Old Tavern Road

Town/State/Zip: Weston, VT 05161

Phone: 978-460-0776 Email: westrivergroupvt@gmail.com

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

Name: Ed Brown

Mailing Address: PO Box 1363

Town/State/Zip: West Townshend, VT 05359-1363

Phone: 1-802-874-4465 Email: NA

Property Information

Property Location/Address: 2242 N Main St, Londonderry, VT

Existing Use of Property: Mill Tavern Restaurant

Proposed Land Development (or Appeal)

Proposed to demolish and rebuild the Mill Tavern as a new space with a small movie theater, mini golf, arcade, and golf simulator building.

Estimated cost of construction and site work: $ TBD

Comparison between Existing and Proposed Conditions

Dimensional Standards (All in feet, unless otherwise indicated)	EXISTING	PROPOSED
Bldg. length	128'	128'
Bldg. width	91'	60'
Bldg. height* (feet & stories)	4 stories	35' - 2 Stories
Bldg. setback Front**	5' into the 50' right of way	40'
Bldg. setback side	80'-6"' and 121'	75' and 121'
Bldg. Setback Rear	149'	155'

**Height is measured from the average finished grade at ground level to the midpoint between the eaves and the ridgeline.*

***Front setback is measured from the middle of the road*

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: _____ **Date:** _____

Property Owner Signature: _____ **Date:** _____

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

Fees

MISCELLANEOUS

Permit extensions, Administrative Permit Amendments	$25
Exempt Agricultural Structures	Free

ADMINISTRATIVE PERMITS

1 & 2 Family Homes and additions, Boundary Line Adjustment, Signs	$90

PERMITS REQUIRING HEARING

Commercial, Conditional Use, Multi Family Homes, Subdivision, Variance, Appeal of ZA Decision	$165

PAYMENT

Payment may be made by cash, by check payable to Town of Londonderry, or online Londonderryvt.org.

Town of Londonderry Vermont Development Review Board
Application#2026-57, Parcel #10/20/23, Hearing held 11/4/2026

Introduction

This proceeding involves the review of an application for the demolition of a commercial structure submitted by Eric Richard for landowner Duke Enterprises.

The application was received on 10/20/22 and deemed complete 10/20/22.

On 10/28/26, notice of a public hearing was published in the Vermont journal.

On 10/22/26 notice of a public hearing was posted at the following places:

- The municipal clerk's office;
- The Londonderry Post Office;
- The South Londonderry Library;
- The Londonderry town web page.

On 10/22/26 a notice of a public hearing was mailed to the applicant by certified and regular mail.

On 10/22/26 the ZA hung a hearing notice poster where it could be seen from Vt. Rt. 11/100 Rd, the public-right-of-way most nearly adjacent to the property for which the application was made.

On 10/22/26 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 11/4/26.

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

The applicant seeks approval for the demolition of a commercial structure.

The subject property is a 1.5-acre parcel located at 2242 N Main St in the Town of Londonderry (tax map parcel no. 102023).

The property is located in the VC District as described on the Town of Londonderry Zoning Map on record at the Town of Londonderry municipal office and section 2106 of the Zoning Bylaw.

The application requires review under Section 504 of the Town of Londonderry Zoning Bylaw: as passed in 2009 and amended.

Board Members Present: Esther Fishman (Chair), Bob Maisey, Andrew Rackear (vice-chair), Richard Phelan, Paul Abraham, Pamela Spaulding.

Town of Londonderry Vermont Development Review Board
Application#2026-57, Parcel #10/20/23, Hearing held 11/4/2026

Also attending: Will Goodwin (ZA), Eric Richard, applicant (on Zoom), Jeff Cleary, Ryan Foster,engineer, Cathy Mosenthal, Patti Eisenhauer (on Zoom).

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

Findings of Fact
The former Mill Tavern building has been determined to be structurally unsound by an engineer and the Vt Fire Marshall's office.

The Fire Marshall said that the building had to be repaired or demolished by November 15th, 2026.

Two parts of the structure which were determined to be structurally sound will be left standing. Items from inside the restaurant will be stored inside these structures.

The Mill is not a registered historic structure.

The property has been checked for hazardous substances, and no hazardous materials (including asbestos) were found. The applicant is coordinating with the fuel provider to safely remove the fuel tanks.

The existing septic has been inspected and approved for continued use, but the plans for the north village septic system call for laying pipes through the Mill's leaching area; if this happens any new structure built on the property will be attached to the North Village septic system.

The Mill is in the flood fringe and the river corridor. The applicant has coordinated with the district flood plain manager to ensure that they will be able to rebuild on the footprint of the demolished building.

There is an active Act 250 permit for the property which will have to be amended; the applicants are coordinating with the Act 250 Commission on this. The Commission has not yet approved the demolition.

Because the building is partially in the state highway right of way, the applicant and his excavation contractor have coordinated with V-Trans on traffic safety during the demolition. After the first day of demolition, it is anticipated that there won't be any danger to traffic on Rt11/100.

It is anticipated that after a week of starting demolition the lot will be free from debris, will be regraded, and erosion control measured will be taken.

The owner would like to salvage some of the building materials from the building.

Decision and Conditions

As conditioned below, the proposed development meets the requirements of Sections 3007 of the Zoning Bylaw:

- If changes to the project are deemed necessary, requests for such change shall be in writing, and they shall be submitted by the applicant to the Zoning Administrator for consideration.
- Site work should follow the best practices for erosion control found in the Vt Low Risk Site Handbook for Erosion Prevention and Sediment Control,
- All debris must be removed from the site within 30 days.
- Any salvaged building materials should be stored in an area that is visually screened from the road and any adjoining properties by the remaining structures.

The application for demolition filed by Eric Richard for Duke Enterprises is approved by the Londonderry Development Review Board.

Dated this 9th day of November 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.

Permit Notice

Permit # 2026-57

Parcel ID # 102023

Address 2242 N MAIN ST

Applicant E. RICHARD

Project Description

DEMOLISH MILL TAVERN

Permit Type SITE PLAN REVIEW

Date Issued 11/9/26

Appeal by 12/9/28

For more information, contact the
Zoning Administrator: (802) 824-3356 x102
zoningadmin@londonderryvt.gov

This notice must be displayed prominently at the site of the proposed development so that it is visible from the road. The poster must remain displayed until after the end of the appeal period.