

Londonderry Planning Commission Meeting Minutes

11/15/16 at 7:10PM ~ Town Office Building, School St.

NOTE: Meeting scheduled for 90 min. (120) Please read and edit all **Draft** documents prior to meetings.

(Attendance. Sharon Crossman, Larry Gubb, Dick Dale, Josh Wengerd)

Agenda and Minutes: (5 min)

- Read and accept __11/15/16__ PC Agenda _Y_.
- Read and accept the previous meeting PC Minutes _Y_.

New Business: (30 min)

I. 2017 Budget:

Without the sheets that Stephanie Thompson sent, the needs for next year's budget were discussed in general. Dick will contact Stephanie and Tina updates on the current expenditures and original approved 2016 budget and have them emailed to each Planning Board member. The 2017 budget will be completed through an exchange of Emails by the committee to be submitted by November 28th using the proper format.

Old & Ongoing Business: (85 min)

II. Town Plan:

Land Use Clarification:

Sharon reported that she met with Susan who now has the notes of all sections previously worked on. Susan suggested that the committee revisit the Village designation to view it as a mixed use area that would include current and future development.

The committee made the following changes to the borders of the village designation: The depth of the village designation for mixed use goes preserves what already exists or to a depth of the parcel on the road on both sides

Londonderry: Rt. 11 towards Chester to Little Pond Rd: Rt. 11 towards Manchester to the Foster property: Rt. 100 toward Weston to the Lasser Ceramics property including a depth of the Catholic Church: Rt. 100 to the IGA Plaza southern border including the Foster property on the corner and up Old Stowell Hill Rd to Pingree Park: Middletown Rd to the Southern edge of the old Custer-Sharp property.

South Londonderry: Middle Town Rd just beyond Town Hall: Along Main St (Thomsonburg Rd) to Rose Rd.: Rt. 100 towards Rawsonville to Brown's: Rt. 100 towards Londonderry to the Hearthstone Plaza.

Economic Development discussion:

Reread pp. 14-17 of the current plan and concluded that the town business statistics need to be updated especially with respect to more current inventory. May need to set up a new commission to accomplish. The committee addressed each of the six questions that Susan had provided.

Current Conditions: the economy has not really recovered from Irene with several business having failed since the 2012 town plan. Economic development is restricted by the lack of high speed reliable internet, the high cost of flood insurance because both Villages are in a flood plain, the lack of pedestrian friendly roads, and the lack of parking in the village. There are too many empty buildings and too few attractions other than the summer farmer's market, the butcher shop, and the businesses in the IGA plaza. There is much worry about any increase in taxes, no chamber of commerce, and a Select Board that does not encourage and promote change.

Areas for Potential Economic Development:

The expanded Village Designated Area especially near both Brown's and the Hearthstone Inn, the Frogs Inn Property, Magic Mountain area, along Windhall Brook Rd where the old saw mill factory is, and near the Hearthstone plaza.

Types and Scale of future Development:

No smoke stack industries or big box plazas to preserve the rural character of the town. Desire small and medium sized cottage industry. Types of desired industry include: a brick and mortar Farmer's Market, Specialty artisan manufacturing augmenting available raw materials such as furniture, Cabinets, Glass Making, Pottery, or lighting fixtures. Businesses that capitalize on the ski industry tourism that exists, but are not solely dependent on the seasonal nature of the industry for year round viability.

Small scale professional companies such as foresters, auto repair, plumbers, electricians, carpenters that are not dependent on a college degree, but sophisticated technical ability. A general Store featuring necessary items. Other opportunities might surface

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in the area of expanded recreation if a town wide trail system, a bowling alley, movie theatre, dance hall, community center, or conference center are constructed.

Enterprises working well:

The Bank, Hardware Store, and the IGA in Clark's plaza are working well. The Thrifty Attic is a draw and is the Farmer's Market. Restaurants are generally successful. The new Butcher Store is successful. Plumbers, carpenters, construction workers, landscapers, foresters, and electricians have more work than they can handle.

Impediments to Economic Growth:

The flood plain, the lack of a dependable, viable and high speed internet, the lack of pedestrian friendly streets to promote foot traffic, the lack of safe and convenient parking, empty and ugly buildings along both main streets, and the lack of a core reason to come to the town are all impediments to and for economic development. The lack of affordable housing for young professional families and job opportunities discourage young families from settling in the town.

Opportunities for development:

The Burton Board Sculpture offers a great new incentive to visit the town. Create town wide trail networking system and other recreational opportunities like a movie theater or bowling alley or skating rink would offer additional reasons to come to town. Finally, developing and supporting a diverse group of artisans would expand upon the diversity of reasons to come to town.

Current 2012 Plan revisions:

Policies 1-5 are Ok, but 6 and 7 need to be updated and modernized. Under the action items: creating an economic task force for future directions, promoting the creation of a commerce group, marketing the town, and doing an inventory of current business would be useful. There is not likely to be a town wide system for waste water treatment, but waste water treatment is necessary for economic development in the villages. Lastly, developing a town plan to help individual business to afford flood insurance is important.

III. TOPP: (25 min)

Update:

There was some confusion by the Select Board as to where the pad for the generator should be placed causing a delay in movement forward. That issue may have been resolved, so that Marvel Valley can complete their task. It is not likely that any actual work will be done this year.

IV. Correspondences: (0 min)

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Adjourn: _____ **9:10 pm** _____

***Dates to remember:**

- *23rd of each month is the deadline for submittals to the Londonderry Monthly.*
- *Next PC Meeting: 12/12/16 @ 7pm, Town Offices*