

Londonderry Planning Commission Meeting Minutes

3/12/18 at 7:02PM ~ Town Office Building, School St.

NOTE: Meeting scheduled for 100 min. In Attendance: SH, RD, DJ (Dwight Johnson); Guest, Mimi Adams Lines

Agenda and Minutes:

- Read and accept 3/12/18 PC Agenda _Y_.
- Read and accept the previous meeting PC Minutes _Y_.

New Business: (45 min)

I. Any Additions to the posted agenda:

- Mimi Adams Lines was officially appointed by the SB 3/5/18 to serve a three year term on the Londonderry Planning and Development Commission (PC). Congratulations!

II. New Zoning By-Law Revisions:

- Robert Nied will advise the PC as to an appropriate process and next steps to change current areas where the zoning regulations do not work effectively and are in need of revision. This will need to be a well-defined scope of the required and suggested revisions.

April and May work plan: Suggestions from Robert as follows.

- Find/ identify a consultant from another Town that has recently rewritten their By-laws.
- In order to find out what works well and what is cumbersome in our By-laws, we need to speak with contractors, residents that have done building projects, businesses starting and expanding.
- It must reflect and be in alignment with the TP.
- Transparency with all Town Boards is mandatory.
- A Vermont based consultant should cost \$15-\$20,000.
- The PC needs to get educated about how to begin and get help from others.
- Later Town Council will have to get involved and have all legalese approved.

NEXT STEPS for the work plan for the rewrite of the by-laws.

Making an outline for how to start and get this review completed.

- MARCH

1. Get copies and read the Zoning By-Laws. It is online and hard copies are in Town Office.
2. Find our own Qs and meet and talk about it.
3. We need to Google/ research Vermont “Regulations impacting Zoning”

- APRIL

4. Craft a response to; Why do we zoning? Why do we need zoning?
5. Get copies of Windham and Winhall’s new zoning By-laws.
6. Begin searching for a consultant to help do it right.

- MAY

7. WRC would be able help us find assistance and write for the State grant of \$15,000 with a \$1,500 match.
8. DRB meeting May 16th. They will be the most important partner in accomplishing this re-write.

Londonderry Planning Commission Meeting Minutes

3/12/18 at 7:02PM ~ Town Office Building, School St.

III. ACT 171 Discussion: (5 min)

- How to work with the Conservation Commission

Old & Ongoing Business: (15 min)

IV. TOPP:

- Review the next steps for the Town Building Reserve Fund.
- Article 10 and 11 in Town Meeting appropriation list. The Building Fund was approved and the \$100,000 was approved as well.
- RFP approved by SB to move forward with getting the RFPs for construction.
- Motion made (RD) to have "LG contact Marble Valley to get an estimate for doing the RFP process for the upcoming work and consult through contractor selection. 2nd (MAL). All approved.

V. Waste Water Feasibility Study – WRC: (5 min)

- The WRC has asked for a scheduled meeting to discuss the study and advantages to Londonderry and South Londonderry.
- Meeting Monday, April 2nd at 5:00 to 6:30 at Town Offices. It will be a meeting that instruct us about

VI. Town Plan Energy Section: (10 min)

- Update with review of new energy plan.
- Act upon request from the Norse Brothers Solar Development for a letter of support.
- Lisa, a representative, from the Norse Bros has come to introduce us to Mike. He spoke to SB. What was their report in June 2017?
- She also is asking if we could please sign the joint letter of support for the construction and installation of a 500-kW NBSD solar array. It will be located at the property that had belonged to J.M. Yrsha on rte100. It is south of the transfer station and across from the old mill.
- They need to get a letter of support from the SB that is very general. The PC is not a governing board.

Adjourn: _____ **8:58 PM** _____

***Dates to remember:**

- *23rd of each month is the deadline for submittals to the Londonderry Monthly.*
- *Next PC Meeting, 4/9/17 - 7pm, Town Offices*