

Londonderry Planning Commission Meeting Minutes

4/9/18 at 7:05PM ~ Town Office Building, School St.

NOTE: Meeting scheduled for 120 min. In Attendance: SH, RD, DJ, MAL, ED, LG; Guest: Gail Mann, Bruce Frauman

Agenda and Minutes: (5 min)

- Read and accept 4/9/18 PC Agenda _Y_.
- Read and accept the previous meeting PC Minutes _Y_.

New Business: (45 min)

I. Any Additions to the posted agenda:

- Welcome Gail Mann, a visitor who is interested in becoming a PC Member who may submit a Letter of Intent.

II. ACT 171 Discussion: (10 min)

- How to work with the Conservation Commission
- TBD...

Old & Ongoing Business: (40 min)

III. New Zoning By-Law Revisions:

NEXT STEPS for the work plan for how to start and get the Zoning By-laws review/ update completed.

- MARCH

1. Get copies and read the Zoning By-Laws. It is online and hard copies are in Town Office.

- Completed March, 2018.

- APRIL

2. Get copies of Windham and Winhall's new zoning By-laws

- In hand and reviewed 4.9.18.

3. Find our own Qs and meet and talk about the Zoning By-laws.

A. Why so many undefined "exceptions" in 500 and 600's?

B. Why is it not required to attend a pre-meeting?

C. Why are the derelict properties allowed to sit unimproved?

D. Why is the inaccurate language still used in existing By-laws

E. How can we make the permitting process more user friendly

F. If there has been a series of changes/ edits over a long time, a full rewrite may be best...

G. VLCT should be able to give us assistance with this work

H. It needs to be simplified for permit applicants

I. It needs to be enforceable and fair

J. We need input from the public, DRB, SB as soon as possible

4. Craft a response to; Why do we need zoning?

- Because we need it for protecting property owners

- Receiving any FEMA insurance settlements

- Identifying flood zones and protecting wetlands/ environment

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- For the overall health of the community
- Fostering economic development/ job creation
- A way to create a level playing field all real-estate development
- Insuring proper housing density and population control
- Strengthening property values

5. Begin searching for a consultant to help complete this work in a timely and professional manner.

- *Place Sense* is a Zoning Bylaw consulting firm in Windsor, VT.

Contact: Brandy Saxton, Principal

Phone: 802.280.8360

Email: brandy@placesense.com

Web: www.placesense.com

- MAY

7. Complete as many of the tasks listed above and get answers to the Qs also. (See April #3.)

8. WRC would be able help us find assistance and write for the State grant of \$15,000 with a \$1,500 match.

9. DRB meeting May 16th. They will be the most important partner in accomplishing this re-write.

10. Collect more examples of Zoning By-laws.

11. Confirm the budget allowed for this rewrite project

IV. Town Plan Energy Section: (10 min)

- Update with review of new energy plan. Bruce Frauman presented for the energy committee.

- WRC gave advice to the committee and now the TP Energy Sec. is updated.

- Sec. 5 has 4 Goals and Action steps.

- Energy Committee has completed their work on this section and has approved the latest final draft of it.

- The PC needs to approve the amended enhanced energy plan and schedule another public review/ approval.

VOTE - Dwight Motioned:

“That the PC approves the amended Energy Plan, as edited/prepared by the Energy Committee (EC), to be inserted into the preapproved TP for the purpose of holding a public meeting, that will be scheduled by the PC within the Town of Londonderry.” 2nd: SC. Approved: by All present PC members

V. Waste Water Feasibility Study Meeting – WRC: (10 min)

- The WRC has asked for a scheduled meeting to discuss the study and advantages to Londonderry and South Londonderry.

- Review of Rich Earth Pilot Project Meeting Monday, April 2nd

- We should research the cost for the work that is required to understanding the current status of waste water challenges in the Town.

- We should apply for the Rich Earth Project because the SB has approved the request to be a part of their study so that we can get more information about the condition of the communities’ septic systems.

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- We could hire a consultant to complete a needs assessment and present multiple solutions to the waste water problems in the north and south villages as well.

VOTE

Dick Motioned: "That we apply for the Village Sanitation Pilot Study with the Rich Earth Institute by applying with/ through Emily Davis at WRC." 2nd: LG. Approved: All voted in favor.

VI. Update from State Rep., Town Boards, Committees and/ or Correspondences: (0 min)

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

***Dates to remember:**

- 23rd of each month is the deadline for submittals to the Londonderry Monthly.
- The **NEXT PC MEETING** is May 14th, 2018 at the Town Office beginning at 7:00PM.