

Londonderry Planning Commission Meeting Minutes

5/14/18 at 7:05 PM ~ Town Office Building, School St.

NOTE: Meeting scheduled for _120__ min. In Attendance: SH, LG, RD, DJ, MAL, ED.

Agenda and Minutes: (5 min)

- Read and accept 5/14/18 PC Agenda _Y_.
- Read and accept the previous meeting PC Minutes _Y_.

New Business: (45 min)

I. Any Additions to the posted agenda:

II. ACT 171 Discussion: (10 min)

- How to work with the Conservation Commission

Old & Ongoing Business: (25 min)

III. New Zoning By-Law Revisions:

More info on a work plan for the PC to start and get the Zoning By-laws rewrite/ update completed

1. What other **Qs** do we have at this time?

Q- Is there money in the PC budget for starting this work now?

A- Yes, but it is not available until July, 2018.

A- State Municipal Planning Grant money from the State of VT is going to be available as well. The project award should be between \$12,000-\$18,000.

Q- Do we want to start from scratch?

A- It could be done and could be a way to save time and money. The consultant will tell us one way or another.

Q- We should use the TP for guiding and developing the best new Z-ByLaws for the town.

2. What did the Google/ research of Vermont "Regulations impacting Zoning" yield?

A- The consultant will know the latest laws.

3. Review draft for a response to; Why do we zoning? Why do we need zoning?

Q- What do we have the most challenge with in our current zoning bylaws?

A- Reduced violations and increased zoning bylaws enforcement.

A- Inequity with bylaw adherence, enforcement and awarding variances that potential set the wrong precedent

A- Environmental protection is enforced by the State of VT.

Q- How does NOT having zoning in Jamaica play a positive or negative in their town planning and economics?

4. Further review and Qs of Windham and Winhall's new zoning By-laws.

TBD-

5. What are the results of a preliminary consultant search?

- One consultant was contacted and an inquiry was done by Dwight.

- The PC has to put the RFP out and we need to do our best to get three responses to the RFP. If we do not get three, but have at least one applicant then we can move forward.

- Dwight will create the RFP for finding the best consultant by the end of the month.

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MAY?

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

JUNE next Steps:

- Hold our first work session on the rewrite of the Zoning Bylaws
- Identify major challenges and/or policy issues where the Town Plan and By-Laws are not
- Develop an outline of how we should move forward with the details of needed updates

The 1st Z.Bylaws work session is scheduled for June 4th at 1:00pm at the Town Office

IV. TOPP

- There are RFPs out for projects relating to TOPP.

V. Norris Solar Project:

- The site that has been proposed for solar array has been approved by the DRB
- The PC is prepared to sign the letter of support for this project that states: “we support the waiver of a second 45-day prefiling notice
- The PC would like to see plants that are beneficial to pollinators

VI. Waste Water Planning for N&S Villages (Rich Earth Inst. (REI) Pilot project)

- Feasibility study for the use, size, location, abutters and construction
- A separate committee will need to be formed to address this project and the requirements for achieving
- How many properties do we want to include in the study of existing septic systems
- What parts of the villages are needing the most help with this
- We will research the sources money for this project
- Emmet and Sharon will work on the REI pilot by trying to get public and private properties to be a part of it.

VII. Update from State Rep., Town Boards, Committees and/ or Correspondences: (5 min)

- NA

Adjourn: _____ **9:05pm** _____

***Dates to remember:**

- 23rd of each month is the deadline for submittals to the Londonderry Monthly.
- The **NEXT PC MEETING** is June 11th, 2018 at the Town Office beginning at 7:00PM.