

Town of Londonderry, Vermont

Planning Commission Meeting Minutes

Monday, March 9, 2020 – 2:00

100 Old School Street, South Londonderry, VT 05155

Attending: Sharon Crossman, Elsie Smith, Larry Gubb, Dwight Johnson (left at 2:20), Dick Dale, Shane O’Keefe, Esther Fishman, Brandy Saxton, Andrew Rackear.

1. Meeting was called to order at 2:05
2. Minutes of Feb 28, 2020 approved unanimously. (D. Johnson moved, L. Gubb seconded.)
3. There was no public comment.
4. The information meeting held on March 7 was reviewed. The consensus was that Brandy’s presentation was excellent. Twenty-five or so attendees asked questions related mostly to their property. Some commented that more questions could have been solicited and possibly submitted anonymously on card. The turn-out was good but more publicity is needed for the April 1st event.
5. Brandy lead the group through Section 310, Site and Performance Standards. The proposed changes are more comprehensive than the current Bylaws in order to promote consistency and uniformity for the DRB and Zoning Administrator. Landscaping standards can apply to residential one-and two-family dwellings, but are mostly for business property, rental units greater than 5 units, and more than 2500 square feet of impervious surface. Brandy suggested that producing a landscape plan, which could also include storm water abatement, might cost up to 2% of the total project and preferably, would be created by a landscape architect. For better clarity here, she will add illustrations in the next Bylaw draft. Outdoor lighting and parking requirements were reviewed. Natural impediments to parking regulations in the two villages were discussed – particularly parking in front of buildings - and will be revisited along with possible changes in the criteria for variances. Regarding Noise standards, it seems creating a Town Ordinance is a more effective enforcement mechanism. It was agreed to schedule an extra work session with Brandy on March 26, 2020 at 2:00 to finish the remainder of Chapter 3 in hand, as well as additional text that will be sent before then.
6. After reviewing the application of Andrew Rackear for an open position on the PC, Dick Dale moved, Elsie Smith seconded, a motion to recommend his appointment to the PC by the Selectboard at their 3/16/2020 meeting. It was approved unanimously.
7. At 4:30, the warned hearing related to the proposed change in the current Zoning Bylaw Section 402 was called to order. Shane O’Keefe discussed the rationale for the change and cited the required notifications that were appropriately completed. Property owners Patricia and Robert Alexander asked if the change would affect their the legally binding covenants in their neighborhood. Shane answered no. Bruce Frauman asked a clarifying question. Sharon Crossman concluded that there were no requests for changes in the proposed changes to Section 40 and closed the hearing at 4:43.
8. Dick Dale moved, Elsie Smith seconded, a motion to submit, pursuant to 24 V.S.A, Section 4441(g), the proposed amendment to Zoning Bylaw Section 402, Access and Frontage Requirements, and the associated report, to the Selectboard for hearing and adoption under 224 VSA 4442, and to authorize the Chair of the PC to sign a letter of submittal on its behalf. Motion passed unanimously.
9. Bruce Frauman, Jennifer Probst, and Helena Wu from CRO, (Community Resilience Organization), came to offer assistance with Project Londonderry. Jennifer reviewed the history of CRO at State and local levels. The PC outlined its efforts to expand citizen input and leadership of Project Londonderry. Jennifer offered to supply facilitators for the project with grants provided by the State CRO organization and asked to be kept informed as to the progress of Project Londonderry.
10. The meeting was adjourned at 5:32.

Respectfully Submitted,
Dick Dale

Next regular PC meeting is Thursday, March 26, 2020 at 2:00 at the Twitchell Building.