

Town of Londonderry, Vermont
Development Review Board
Meeting Agenda

Wednesday, October 21, 2020 at 5:30 PM

Meeting will be held remotely online with no physical presence - see information below

1. Call Meeting to Order
2. Additions or Deletions to the Agenda
3. Minutes Approval – Meeting of August 19, 2020
4. Other Business
 - A. Review proposed comprehensive Zoning Bylaw Amendment
5. Next regular meeting date – Wednesday, November 18, 2020
6. Adjourn

Meeting may be attended remotely as follows:

Join Zoom Meeting: <https://us02web.zoom.us/j/82174872906>
By Phone: 929-205-6099
Meeting ID: 821 7487 2906

It is strongly recommended that potential participants familiarize themselves with Zoom software (<https://zoom.us/>) prior to the meeting as the Board will not dedicate time to educating the public in its use.

Posted and Distributed on October 16, 2020

Town of Londonderry, Vermont Development Review Board

Regular Meeting Minutes
Wednesday, October 21, 2020

Note: This meeting was held remotely online with no physical presence – all attendees participated by video or phone, per the instructions provided in the public hearing notice and in the agenda posted in advance of this meeting, as indicated within these meeting minutes.

Board Members Present: Esther Fishman Chair, Denis Pinkernell Co-Chair, Terry Hill, John Lancaster, Chris Laselle, Bob Maisey. **Absent:** Paul Abraham

Others in Attendance: Town Officials: Shane O’Keefe, Zoning Administrator, and Sharon Crossman, Assistant to the Zoning Administrator. Andrew Rackear, Planning Commission.

1. **Call the meeting to order.** At 5:32 PM, Development Review Board (the Board) Chair Esther Fishman (Chair) called the online meeting to order and read a prepared script describing the authority to hold an entirely online meeting and the procedures to be followed by Board members and others in attendance, depending on their mode of participation.
2. **Additions or deletions to the agenda** (to occur as Other Business). None
3. **Minutes Approval.** Paul Abraham made a motion, seconded by Denis Pinkernell, to approve the minutes of the August 21, 2020 DRB meeting. The motion passed unanimously.

Shane O’Keefe noted that the Selectboard reappointed Paul Abraham and Bob Maisey to the Board for three-year terms.

4. **Review proposed comprehensive Zoning Bylaw amendment.** The Chair announced that the proposed zoning maps and regulations and March 7, 2020 presentation can be found online at www.placesense.com/londonderry . She called upon Paul Abraham to provide an overview of his written review of the proposed Bylaw amendments and to highlight some of his comments and suggested substantive changes. Paul said his spreadsheet has 63 comments on Version .02 of the proposed amendment dated June 16, 2020. He said one thing he considers missing is affordable housing and asked how that will be addressed directly or indirectly throughout the document. Crossman mentioned that integral to affordable housing is infrastructure for water and wastewater, and that a study is currently underway to find suitable soils for this necessary infrastructure.

Paul added that some of his questions are specific to certain regulations and the logic behind them. He also noted the distinct absence of Covid19 recovery standards. Crossman commented that Covid19 recovery conditions are not incorporated into the bylaw document due to the expected long-term life of the bylaw and the more immediate, short-term relevance of the pandemic.

Paul led the discussion of his specific edits, questions, general comments related to the proposed bylaw amendments which, he said, is inclusive enough to stand on its own. The Board heard and considered Paul's substantive review and rationale for suggested edits to the draft language up to item 3.77 of the second draft of the Londonderry Unified Development Regulations.

Chair Fishman left the meeting at 6:00 PM, and Denis Pinkernell took over as acting Chair.

O'Keefe volunteered to insert the potential edits proposed by Abraham and discussed this same evening into the document as a "red-lined" version to eventually be submitted to consultant Brandy Saxton of PlaceSense for comment and incorporation into the existing draft document as appropriate.

Andy had to leave the meeting and suggested that Paul present the remainder of his comments to the Planning Commission (PC) and to our consultant, as well as the DRB. As to the suggestion that he meet with the consultant directly to convey edits and changes, Paul stated that he prefers to go through his list with the PC directly at another meeting.

Sharon said that the PC is still under contract with the Consultant and will relay all questions and comments to be incorporated into this preliminary document. There was general agreement on this procedure. The next session to complete the discussion of Paul's list of comments will be scheduled with the PC and DRB on a date to be mutually agreed. Everyone in attendance expressed great appreciation for Paul's concerted time and effort.

5. **Adjourn:** Paul moved to nominate John as interim Chair and Chris seconded. As interim Chair, John moved to adjourn the meeting at 6:59 PM.
6. **Next meeting:** November 18, 2020 at 5:30 PM.

Respectfully submitted,

Sharon Crossman

Approved on November 18, 2020.



Esther Fishman, Chair