

Town of Londonderry, Vermont

Planning Commission Meeting Minutes

Mon. June 14, 2021 – 5:00 (Zoom Meeting)

Meeting held remotely via online video with no physical presence

Commission Members Attending: Sharon Crossman, Elsie Smith, Larry Gubb, Dick Dale, Mimi Lines, Andrew Rackear

Attending: Ralph Meima

1. Meeting was called to order at 5:03. Sharon reviewed the State mandated procedures and protocols and rules for a warned Remote Electronic Meeting. As required by law, the meeting was recorded using the Zoom recording feature. There were no members of the public in attendance.
2. Additions to the Agenda: An executive session for the purpose of discussing a possible real estate transaction.
3. Minutes of the May 10 and 21 Planning Commission meetings were unanimously approved. (Sharon proposed, Andrew seconded)
4. Elsie gave a comprehensive report on the state of “Londonderry One.” The executive committee, chaired by Elsie Smith and Esther Fichman meet monthly with the chairs of the four subcommittees: Economic Revitalization (Andrew Rackear and Gail Mann), Recreation (Martha Dale), Village Main Street (Larry Gubb and Mimi Lines), Housing (Pat Eisenhour), and The Community Center (Gail Mann, Chair). Economic Vitality is focusing its effort on three initiatives: Getting information on available ARP and State money to businesses; establishing a “welcome Wagon”, and addressing the large number of businesses out of business or actively for sale on Main Street. The Housing Committee is continuing their information gathering especially in funding a formal housing assessment and raising the funds to pay for it. They are also looking for grants to provide significant repair to houses in need of rehab. The Recreation Committee is nearing the completion of and publishing of 2000-50000 trail map brochures, working on a March Festival, looking into restoring the ice-skating outdoor rink on Jake’s Volleyball courts, and working on negotiated access to privately owned trails in town. They are actively seeking funding for the four Town of Londonderry signs. One was anomalously repaired and restored in the last three weeks. The Community Center Committee has its new Chair, Gail Mann, and is actively researching possible sites. The executive Committee has met with Tom Cavanaugh, chair of the Selectboard, to clarify each organization’s roles and agree to continue to work together.
5. A. Only one bid of \$123,600 was submitted to do the first phase of the repair of the Middletown Rd Town Hall. Chris Cole will work with them to redesign and prioritize the project to bring it closer to the estimated \$90,000 -\$100,000 cost and get enough of it completed to access the balance of the Preservation funds of \$10,000 this year. The M&S contract will be signed this week. Sharon will research a “kick-off” meeting before July 1 and work with them to determine who should attend. Sharon was given three possible dates and times by the Planning Commission. The Town Attorney will review the legal implications of using the library land to establish a waste water facility for South Londonderry with the possibility of expanding its scope to up to forty families. He will also review the town owned land near the Custer Sharpe House. Sharon reviewed status of the Zoning Bylaws. Brandy will submit the final version of the Bylaws to the Town by the end of this week. It will incorporate revisions suggested by the Zoning Administrator and all other issues previously raised with new approved revisions. After Brandy submits the final draft, it will go to Bob Fisher, the Town Attorney to be reviewed. After his review, the post card to the citizens will be mailed inviting commentary. Any suggested revisions will be discussed and Planning Commission hearings will begin. Shane reported that when the Selectboard hearing begin, the Zoning Bylaw replaces the current Bylaw for 125 days. The hope is that the Bylaw will be officially approved before the end of the year.

6. Both the Selectboard and Energy Commission have signed a letter of support for a 500 kW AC net-metered solar array, designated as "Londonderry Septage GLC Solar, LLC in the land lying east of Route 100, the "upper Field" of the transfer station. After considerable discussion, the Planning Commission agreed to sign the same letter including all of the provisions agreed to by the Selectboard. The company will be responsible for the appropriate engineering work and all of the required provisions of the regulatory process including the research of the issue of visibility and the Town share.
7. The Planning Commission went into Executive Session at 6:34 which ended at 6:52. No action was taken.
8. Ralph Meima from the Solar Company joined the meeting at 6:53 and answered a few more questions.
9. The meeting was adjourned at 7:04. The next regular Planning Commission meeting is July 12, 2021.

Respectfully Submitted, Dick Dale
Dick Dale