

Town of Londonderry, Vermont  
Planning Commission  
Minutes of the April 8, 2019 Meeting

Attending: Sharon Crossman, Mimi Lines, Larry Gubb, Dick Dale, Gail Mann (5:42)

1. The meeting was called to order at 5:35.
2. The Agenda was unanimously approved as posted.
3. The minutes of the February 11, 2019 and March 11, 2019 were unanimously approved.
4. Four candidates; Marie Porreca, Andrew Rackeas, Elsie Smith, and Bob Fish; were interviewed over the next two hours. Each was highly qualified and enthusiastic.
5. A motion by Dick Dale, seconded by Mimi Lines to forward Elsie Smith as the Planning Commission's choice for the open seat to the Select Board passed.
6. After much discussion, it was agreed that the regular meeting of the Planning Commission take place on the second Monday of each month at 6:00 Pm at 100 Old School Street, South Londonderry, Vermont, 05155. The regular time may be adjusted pending the schedule of Brandy Saxton, the Zoning bylaw consultant.
7. The Waste Water/Water presentation by Gail Mann and Larry Gubb and the subsequent adoption by the Select Board of a professional study was discussed. Their efforts were appreciated and applauded.
8. The Engineering study of the condition of the Middletown Road Town Hall was distributed and discussed. The Planning Commission agreed that the first four recommendations be pursued as quickly as possible. They are: Ada/Code assessment of building (\$1500), Hazard Material Assessment/Air Quality (\$1500), Structural Assessment (\$1500), Thermal Assessment (\$1500). It was also agreed that at least the Site/Drainage (\$7500) made sense if the building is to be protected from mold and other moisture related issues. The question of funding the costs were discussed. First, there is the question of who authorizes the expenditure of funds and whether an RFP needs to be done prepared by whom. Second, there was a Preservation Grant that may have not been fully expended organized by Select Board member, Bob Cowles, several years ago. Larry had the old document and will work with Meg Campbell and call Bob Cowles for further detail.
9. The projected work plan was briefly discussed. The highest priority was the Zoning bylaw rewrite which will likely require many extra meetings. Also mentioned were dealing with the State Mandate to address Act 171, the trail connectivity project, both the Town Office Project and prioritizing the repair and reconstruction of the Middletown Town Hall and possible upgrades to the Town Garage, monitoring the Lowell Lake possible changes, and focusing on economic development. The Planning Commission had requested of the Forest and Park Service six months ago that it be kept informed. Several members were concerned that there is much possible misinformation circulating in the town. So far, the Planning Commission has not taken a formal position with respect to possible changes.
10. The meeting was adjourned at 8:18.

Respectfully Submitted by Dick Dale