

**Town of Londonderry, Vermont**  
**Planning Commission Meeting Minutes**  
**Monday, December 13, 2021 – 3:00 PM**

Commission Members Attending: Sharon Crossman, Mary Ann Morris, Larry Gubb, Dick Dale, Mimi Lines, Andrew Rackear  
Attending: Will Goodwin

1. Meeting was called to order at 3:03. There were no members of the public in attendance.
2. Additions to the Agenda: None
3. Minutes of the Nov. 7 Planning Commission meeting was unanimously approved. (Sharon proposed, Dick seconded) The minutes of the PC Special Meeting to discuss the second round of the report by Stevens Associates for the Main Street Master Plan at 3:30 by zoom were corrected with respect to the spelling of those who attended by Larry Gubb and then unanimously approved as corrected. (Sharon proposed and Larry seconded.)
4. No public comment.
5. Elsie wrote a brief report on the progress of the various committees of “One Londonderry.” There has been much progress on the creation of the skating rink. Hunter has agreed to level the area behind Jake’s. The DRB has approved the permit. More than \$8000 has been raised. The membrane has been purchased. Jamacia Cottage has donated wood. A bamboni (small machine like a Zamboni) has been donated. Volunteers are standing by to be called to assist in the rink installation and the Fire Departments have agreed to help provide the water. The PC asked about ownership of the membrane and questioned various liability issues, but were assured that the committee working on the project had answers to those questions and others. Other committees are continuing to do research, but Mimi reported that she is working with Heather Stevens to create a new Google based website to announce community events, meetings, and solicit on behalf of many organizations critical public feedback on proposals. It will fill some of the key information which was the original intent of the Londonderry Community Form, but be a fact-based site. It is almost ready to be Beta tested according to Mimi.
6. A. Larry, Sharon, and Mimi reported on the progress on the rehab of the Middletown Town Hall and are working hard to complete the application for new funding from the Preservation Trust for the next phase which is due on Dec. 15<sup>th</sup>. The application was partially delayed because Chris Cole took some time off.  
  
B. The PC reviewed thee suggested changes accompanying Version IV of the Bylaws delivered a week ago. Both Sharon and Dick felt that the wording changes and necessary revisions as a result of new laws passed recently were appropriate. Mary Ann pointed out that those who abuse drugs and alcohol should be correctly referred to as substance use disorder and agreed to the correct term suggested by Brandy to replace “handicap” with “disability.” Will had several specific issues he wanted to discuss. Th new Bylaws in 3002 B, suggest that a fourth house on a class four road requires a driveway standard for three homes to be brought up the town standards for a class three road. The PC decided to leave the language as is, but discussed a clearer statement of required improvements for the DRB. In section 1101, Will suggested that a festival or events Ordinance by The Selectboard similar to Waitsfield might be needed as a clarification rather than revise the bylaws as currently written. Both the PC nor Will agreed that there did not need to be any revision in the stated language of the two-house limit imposed by 2006 B on a lot. The PC and Will agreed

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that there needed to be more research on the intent and practical application in 1207 of a replacement of a nonconforming structure to be replaced by the desire of an owner to tear down a structure and build something new. That is implied by common practice, but seems to be precluded by the language. The PC agreed with the language and practical application for Londonderry of the provision of 3229 C. Andrew raised concerns about 3006 A, B, C but agreed that until the law is clarified with respect to cannabis, the Bylaw should not be revised. Andrew argued that Airstrips on land of at least 25 acres conforming with many of the detailed requirements were not sufficient to limit the volume and potential disruption created by multiple private aircraft. The PC agreed and by unanimous vote increased the minimum acreage to 100 as there are airstrips within a reasonable distance of Londonderry. Lastly, Will pointed out that the current document was not searchable by topic or page number and that there is a need to create a PDF format for the Town Website and the public. The PC agreed that the next steps are for Brandy to format the Bylaws as a PDF document and fully incorporate the suggested changes and any additional ones made by Paul Abraham and the Town Attorney after his review into version V. The Selectboard needs to decide on the final process whereby the Bylaws will be adopted.

C. The Planning Committee proposed budget presented to Tina and Tom C. on Dec. 8 by Sharon was discussed and the intent clarified but not adjusted.

D. There was much praise for the presentations by Stevens Associates. There has not been enough feedback to them from the public, but it is clear that the public looks forward to the next proposals on the 6:30-8:00 Zoom meeting on Jan. 6. The PC spent time discussing ways to get more public response to the Master Planners.

E. With respect to the Wastewater/Water study, it is ongoing. There is a need to educate more of the community to the multiple solutions and that it takes about two years for effluent to reach from waste storage to the edge of water areas. The committee working with the consultants sees progress, but much more work to do.

7. The Planning Commission collectively expressed disappointment that the Selectboard postponed the Bond for the completion of the Twitchell Building renovations until March 2023.
8. The meeting was adjourned at 4:59. The next regular Planning Commission meeting is January 10, 2022 at 3:00 most likely by Zoom.

Respectfully Submitted,

Dick Dale