

Town of Londonderry, Vermont

Planning Commission Meeting Minutes

Thursday, March 14, 2022, 3:00 PM

Conducted by Zoom

Committee Members Attending: Mary Ann Morris, Larry Gubb, Dick Dale, Elsie Smith, Mimi Lines, Andrew Rackear, Mary Ann Morris, Sharon Crossman. Mary Ann had to leave at 4:00.

Attending: Will Goodwin, Jessica Citera, Joseph Jason, Patti Eisenhauer. Anderson Page

1. Meeting was called to order at 3:03.
2. There were no additions or deletions to the agenda.
3. The Minutes Jan. 6, Jan. 20, Feb. 14 were approved.
4. Public Comment: Jessica Citera questioned the provisions of the proposed Bylaws dealing with short- and long-term rentals as a result of her dealings with investors in property for rentals. She acknowledged that there were two types of new owners: people wanting a second home, but needing to rent the property to be able to afford the costs, and people who wanted to run a business. She claimed that the business investors were prepared to follow health and safety guidelines for Bed and Breakfast and Inns as well as pay appropriate room and meal taxes, and she acknowledged the need to protect abutting properties from noise, parking, or party or occupancy issues disrupting their rights as citizens. She claimed that the language of the proposed bylaws was unclear as to the intent of the provisions which seemed to severely restrict short-term rentals and preclude because of economic viability, long-term rentals. The room occupancy of two people per room was questioned by Mary Ann. She was also concerned with the language associated with sections 3.2.10 A, .3. 10 and the use of room occupancy versus septic capacity. Patti also questioned the effects of rentals on the availability of housing for local citizens because of being priced out of the market. Will suggested that Killington and Woodstock had regulations that seemed reasonable and that the bylaw language did need clarification so as to make the Town intent of the regulations clear with no unintended consequences. Jessica agreed to send the PC an Email summarizing her comments and language which might satisfy her clients. Sharon reminded all that PC hearings had not even been scheduled, that draft four might be changed to draft five before the hearings were scheduled, and that Jessica's comments were more than welcomed.
5. A. The Dufresne Group Waste Water study final report is about 60% complete and the study has been extended because of the infusion of more funds especially with respect to site issues, ownership, abutting properties and the balance between size, what is needed, and what could be done with a 6,500 gallon capacity, the cheapest option for waste water treatment or storage.
D. Sharon has been in contact with Brandy Saxton who will revise within two weeks the Bylaws given Mary Ann Morris's, Will Goodwin's, and Paul Abraham's questions and concerns and then deliver a completed version appropriately formatted for easy cross referencing.
B. The Main Street Stephen's and Associate final draft of the plan is still being prepared with 3-D models, larger maps, and possible next steps. Elsie suggested ARPA funds might be used to help pay for the next steps and follow-up planning. A meeting will be scheduled with the PC and Stephen's to review with a possible more public hearing to follow.
C. The Town Hall renovations are proceeding. The projected costs of the next steps including balcony stabilization and roof repair is about \$170,000. A grant for \$4000 has been secured to complete engineering studies. Shane has suggested that the Town Building Fund be used to finance some of the next stage. It is possible that a Better Places Grant might be more appropriate, but the Selectboard would have to sign off on it.
6. Elsie circulated the minutes of the last meeting of the One Londonderry Executive Group and invited questions. There was a suggestion that the Town Citizens should really know much more about successes and future plans of both the PC and One Londonderry with perhaps a June or July Town party, a topic for a future PC Agenda.
7. The VCRD training session for One Londonderry, the PC, and possibly some Selectboard members will be by Zoom for 2:00 to 5:00 on March 26. It needs to be warned.
8. The next meeting of the PC will be April 11 at 3:00.

Respectfully Submitted, Dick Dale

Dick Dale