

Town of Londonderry, Vermont

**Planning Commission Special Meeting Minutes
Thurs., Nov 18, 2021 – 3:30
Neighborhood Connections**

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

Others Attending: Stevens and Associated, Oliver Olson, Eric Mingoranen, Gail Mann, Gary Kleiman, Heather Stevenson, Jane Eyre, Jon Sporn, Shari Grossman, Nathan Herd, Lela Hatfield, Woodcock Farm, Wallace (?), Sandra Clarke, Patti Eisenhour, Mary Morris, Marlaine Boyaner, Linda Grossman, Lela Hughes, Ester Fishman, Catherine Sullivan, Scott (?), Oliver (?), tel. # 1802 242 6034, Ann Junker, Tom Tumler, Bob and Barbara Wells, Jeff Cavagnino, Tina Coufe, (taken from participant list on Zoom)

1. Meeting was called to order at 3:32. By Sharon who introduced Stevens and Associates so that they could present three optional plans of their proposed Main Street Design. Each plan had the same five broad regions: The Market Plaza, the Second Congregational Church region, Jellies/ Garden Market Place Region, the Mill Restaurant/ Tammy and Mike's Region, and the Dam and Mill Pond Region. Each option sought to address economic vitality, improved visual identification of the Town as a vital and visible entry to the town, incorporate the river, create a human and natural space, offer an improved visual streetscape, promote housing and retail space, and slow traffic. After discussing the details of each option (A, B, and C) with respect to the five regions with advantages and opportunities and addressing numerous questions about each option as each was presented, Steven's and Associates reminded all that all of the maps and data associated with each option would be quickly posted on the Town Official Website must likely posted under the Planning Commission web page. Option B and C seemed to attract most of the attention and excitement of the attendees, but the Associates were looking for more feedback so that they could develop one final design proposal which could incorporate several regional features in any of the three options to which people were attracted. The scale and complexity and costs increased from A to B to C as they were discussed. Each option featured traffic calming, increased retail space, increased parking, and different ways to mitigate or reduce flooding. Option A featured boulevards with medians at either end of the town and cut a major V-cut in the dam to disperse floodwater. Off street parking was increased and pedestrian sidewalks on the south side of the road were added. New retail space was suggested. Option B sought to reconfigure and raise the road level at the intersection of Rt 100 and Rt 11 and change the entrance to the Market Place and its parking pattern. Recreational space, a larger number of two- and three-story buildings, the Dam removal to better manage water flow were the most important features. Option C featured a new round about at Rt 100, extensive raising of route 11, and the creation of a new Burton Board Center and Museum with a sled hill which could be used as a natural amphitheater in the summer, and more three- and four-story buildings along main street. Stowell Road would be one way up and Rt 100 South would be moved significantly further east eliminating the entry to the plaza near the Rotary Kiosk. The plaza would be developed into the new Town center. Option C would require longer time to develop, need Vtran buy-in, and considerable investment in waste water storage. The larger buildings would provide a larger tax base to help pay for some of the improvements.
2. The meeting was adjourned at 5:03
3. The next meeting of a final main Street Design Plan report will take place in likely in the middle of January, 2022

Respectfully Submitted,
Dick Dale