

Town of Londonderry, Vermont

Planning Commission Special Meeting Minutes

Weds: April 6, 2022: 6:00

Town Office

Committee Members Attending: Mary Ann Morris, Larry Gubb, Dick Dale, Elsie Smith, Mimi Lines, Maryann Morris, Sharon Crossman.

Attending: Mark Westa

1. Meeting was called to order at 6:03.
2. There were no additions or deletions to the agenda.
3. No Public Comment
4. Mark offered an outline of his presentation of the Main Street Master Plan following the agenda he handed out: a.: Design of the study logic, b: incorporation of new data and new phasing of the project, c: five 3-D Models, d: the state of the plan as of now, e: the preliminary final report before Selectboard input, f: a review of next steps. Mark reviewed all of the various meetings and previously discussed possible town plans and critical public input along the way, the flood maps, a review of no action to change was an option, a review of traffic concerns and the logic to be presented to Vtrans for approval of the necessary road changes and the phasing that would be necessary, and a review of five steps over time in phasing in the project over time. (Each phase offered several modifications for slight changes in the original plan.) He reminded all of the need to use the plan as a visionary template which will require further design, engineering, and considerable public input and support by the Selectboard, Regional Commissions, Grant funding, private investment, and active elected legislative representatives. Many concerns and questions were raised especially how to garner public support with many suggestions on using optimistic language and modifying the report and maps and models to make the project seem more like a revitalization and restoration of what Londonderry was like years ago and to justify some of the design of buildings, advantages to create mixed housing, generate considerable tax revenue, increase pride in the town, and still maintain the unique character of Londonderry along with considerable growth. The issues addressed by the study about traffic calming, affordability, financing, flood plain issues, increasing "foot traffic" were all part of the review of the final single proposed plan. Having open space, a sledding hill which would be a natural amphitheater in the summer, tree plantings, and ways of creating safe walking pathways with appropriate parking were each part of the discussion. Interjecting pictures of old Londonderry with the presentation of the report to the public were actively embraced by the PC as was the joy of finally having a plan which mirrors the 2017 visionary goals of the Town Plan. All of the maps and final report will be available to the public once the proposed model and maps are finalized and presented to the public.
8. The next regular meeting of the PC will be April 11 at 5:00.

Respectfully Submitted,
Dick Dale