

## Town of Londonderry, Vermont

### Planning Commission Meeting Minutes

Monday, March 8, 2021 – 5:00 (Zoom Meeting)

Meeting held remotely via online video with no physical presence

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

Others: Shane O'Keefe, Gail Mann

1. Meeting was called to order at 5:06 PM. Sharon reviewed the State mandated procedures and protocols and rules for a warned Remote Electronic Meeting. There were no members of the public in attendance.
2. Minutes of the PC meeting of February 8 were approved. (Dick Moved, Elsie Seconded).
3. Sharon reviewed status of the Zoning Bylaw rewrite. Brandy continues to work on the final draft which is expected to be delivered within the week. A long discussion concerning the river corridor district followed. The only reference to it was on page 226, section 2-1. It was concluded that that reference should be deleted, since the associated standards had already been removed from the draft, and in consideration of the option for property owners to seek a LOMA (letter of map amendment) if there is question about the boundaries of flood prone areas.

After Brandy submits the final draft, it will go to Bob Fisher, the Town Attorney to be reviewed. After his review, postcards will be mailed inviting public commentary. Any suggested revisions will be discussed and Planning Commission hearings will begin. Shane reported that when the Selectboard hearings begin, the draft Zoning Bylaw replaces the current Bylaw for 150 days. The hope is that the Bylaw will be officially approved before the end of the year.

4. The Selectboard approved the expenditure of \$80,000 from the building fund to be added to the \$10,000 residual Preservation grant to begin the process of working to restore the Town Hall. All preliminary conditions assessments are complete and Chris Cole, Cole Company Inc., will be hired as the construction manager for Phase 2 of the planned restoration. With Selectboard approval of the tasks for this phase recommended by Cole Co and a sub-committee of the Planning Commission (Sharon, Larry, and Mimi), the project is expected to begin in May and finish in September 2021.
5. The Town Office/ Twitchell Building upgrade, expected to cost about \$950,000 has been put on hold by the Selectboard. However, there are some necessary repairs which need immediate attention. Shane is researching needs, developing priorities, and seeking appropriate funding options. Eventually, the voters will be asked to approve by Australian Ballot the Bonding to pay for the complete repair of the building.
6. Larry reported on a lengthy meeting with the Dufresne Group, Water /Wastewater consultant, but final recommendations have not been submitted for review and discussion. Several sites were previously studied and identified as possible suitable soils to accommodate a small waste system of about 6500 gallons serving about 10-15 families and covering about two acres. The soils potentially most promising were found on Pingree Park land, then officially removed from consideration by the Selectboard after rigorous objection from the Parks Board. More properties continue to be studied for their viability - each has limitations. While there are many problems associated with sites in North Londonderry, a possible set of sites including Town owned property near the Town Office may offer greater promise for a solution in South Londonderry.

7. Shane has prepared an RFP for the North Village Master Plan project and is waiting for a scope of service clarification to be added to the invitation for potential bidders. The PC concluded that some guidance should be given as to the scope of service, but each bidder should be given the chance to demonstrate some creativity by suggesting possible additions beyond the scope of service offered in the Grant application and within the project budget.
8. All appreciate the performance of the VCRD in guiding the discussions and engagement of a considerable number of participants in the "One Londonderry." It was agreed that the three new areas of focus - a Community Center, Affordable Housing and Village Revitalization - ; have attracted a significant number of volunteers and much Town-wide enthusiasm. The leaders of the VCRD wanted some direction from the Planning Commission as to the next steps to be decided upon on the final session of Londonderry One on March 16. The consensus was that, unfortunately, "Project Londonderry" has some undeserved political baggage associated with it, but has accomplished much. These initiatives and active working groups could continue as they have for over a year, or could become part of One Londonderry and be clearly independent of the PC and Town. All those present agreed that the work, research, and ideas of the existing volunteer working groups can assist new groups established by One Londonderry going forward. Reorganizing all volunteers as and community groups in some way seems necessary to help confirm proper procedure and to quiet questions as to proper procedure and the need to follow open meeting laws.
9. The meeting was adjourned at 6:55 PM.
10. The next meeting will be Monday April 11, 2021 at 5:30.

Respectfully Submitted,

Dick Dale