

**Town of Londonderry, Vermont**

**Planning Commission Meeting Minutes**

**Mon. Sept. 22, 2021 – 10:02**

**Twitchell Building**

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

Attending: Maryann Morris, Stewart Osnow, Will Goodwin

1. Meeting was called to order at 10:02 AM.
2. Additions to the Agenda: Interview of Maryann Morris for the vacant position on the Planning Commission and possible vote to forward her nomination to the Select Board
3. Minutes of the June and July Planning Commission meetings were unanimously approved. (Sharon proposed, Mimi seconded)
4. Maryann went thru her very impressive activities as a planner and as the director of the Collaborative and other volunteer organizations in town. Various committee members filled her in on the large number of current initiatives of the Planning Commission of which she was very familiar. Dick proposed and Elsie seconded a motion to forward her application to the Selectboard with much admiration for what she will offer the town and the Planning Commission going forward. It passed unanimously.
5. Elsie gave a comprehensive report on the state of "Londonderry One." The executive committee, chaired by Elsie Smith and Esther Fichman meet monthly with the chairs of the four subcommittees: Economic Revitalization (Andrew Rackear and Gail Mann), Recreation (Martha Dale), Village Main Street (Larry Gubb and Mimi Lines), Housing (Pat Eisenhour), and The Community Center (Mary Ellen (?), Chair). Economic Vitality and main Street are anxiously waiting for the results of the North Londonderry Master Plan and have put many initiatives on hold for the moment. Kelly as our State Representative and Town Clerk has been helping to publicize Federal and State funds that businesses might apply for. The Housing Committee is continuing their information gathering especially in funding a formal housing assessment and raising the funds to pay for it. They are also looking for grants to provide significant repair to houses in need of rehab. They hope to work in concert with the Second Congregational Church sponsored initiative to build several houses on land donated for affordable housing. Recreation Committee is nearing the completion of and publishing of 2000-50000 trail map brochures, working on a March Festival, looking into restoring the ice-skating outdoor rink on Jake's Volleyball courts, and working on negotiated access to privately owned trails in town. They are actively seeking funding for the four Town of Londonderry signs. The Community Center Committee is actively researching possible sites and is excited by the progress being made on phase one of the Middletown Hall restoration. The Community Londonderry fund is working on getting its 501-C3 status, but has been active in helping to fund the new tree next to the information Kiosk in the Tri-market Plaza.
6. Brandy has yet to deliver the final edited version of the Zoning Bylaws that has been promised since March. Shane will apply more pressure to get it delivered. Will had three more issues that he felt needed additional clarification. He noted that the Bylaws call for class four road to be brought up to Town Road Standard when a fourth house is added which would make it prohibitively expensive for a homeowner to be able to build. He suggested substituting a driveway standard and agree to forward specific language to the Planning Commission. The worry is that emergency vehicles need access. His second concern was to clarify the language associated with events or auctions needing to be permitted. The language over eight events per year versus other language suggesting a three-day

event to be exempt from permitting is confusing. After discussion, it was felt that noise ordinances, parking regulations, and alcohol permitting would limit the events to be manageable. Lastly, he announced that as long as an agricultural entity made fifty percent of its revenue from agricultural activities, stores, petting zoos, and hay rides were permitted.

7. Only one bid of \$123,600 was submitted to do the first phase of the repair of the Middletown Rd Town Hall. Chris Cole will work with them to redesign and prioritize the project to bring it closer to the estimated \$90,000 - \$100,000 cost and get enough of it completed to access the balance of the Preservation funds of \$10,000 this year. A report prepared by the VMS group and progress was reviewed by the group. Phase one is on target to be completed by December 1 in time to earn the \$10,000 Preservation outstanding funds. The report began to look at next steps especially dealing with the support of the balcony (steel beams, columns, or re-enforced cables from the roof.) There was a brief discussion of the need to replace the slate roof for historical continuity which will need to be researched further as it is clear that the roof is leaking and needs work.
8. The M&S group, seeking community input, has scheduled a meeting at Neighborhood Connections on October 7 from 6:30. Elsie produced a flyer announcing the meeting, which was slightly revised and will be widely circulated very soon. Gail Mann will prepare a press release and GNAT will be invited to film the event and possibly do a separate story. Having a Zoom option and additional meetings for the One Londonderry task forces earlier in the day was also discussed.
9. The Town Attorney will review the legal implications of using the library land to establish a waste water facility for South Londonderry with the possibility of expanding its scope to up to forty families. He will also review the town owned land near the Custer Sharpe House. The Dufrene Group has not submitted promised reports and proposed alternative areas for over four months. The PC agreed that Shane and the Selectboard should exert increased pressure on them to complete their contract.
10. The meeting was adjourned at 11:50 AM. The next regular Planning Commission meeting is Oct 13, 2021 at 5:00 PM.

Respectfully Submitted, Dick Dale

Dick Dale