

**Town of Londonderry, Vermont**

**Planning Commission Meeting Minutes  
Monday, October 11, 2021 – 5:00 PM  
Twitchell Building**

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

1. Meeting was called to order at 5:07 PM.
2. Additions to the Agenda: Welcome to Maryann Morris as a new member the Planning Commission.
3. Minutes of the Sept 22, 2021 Planning Commission meetings were unanimously approved. (Sharon proposed, Dick seconded)
4. Elsie gave a comprehensive report on the activities of “Londonderry One.” There are many volunteers working on various projects like the trail brochure, the ice-skating project, housing study, and over five subcommittees working through the “main street” committee. All the volunteers are working to improve the town, but many are hoping that more action steps will be implemented and that there could be more active support of the effort by Town Staff and the Selectboard, in particular. Many of the initiatives being worked on were part of the comments made during the first public forum sponsored by the Stevens Consultant reporting on the progress made to date on the North Main Street Plan. Elsie shared some of the holiday plans being developed.
5. Members of the Planning Committee were very impressed by the special meeting to discuss a vision and seek input form the public with some first conclusions presented by the Stevens Group on developing a Master Plan for North Londonderry. Ove eighty people attended both the afternoon Zoom meeting and the in-person meeting at Neighborhood Connections that night. Concern and optimism were expressed over traffic calming, the establishment of a river walk, the possibility of new housing, water and waste water issues, and the ability of new and current businesses to thrive as part of the revitalization effort. People really appreciated the six maps discussed. Many of the comments were very thoughtful and inciteful. The hope was that the maps could be displayed and that a proper vehicle to make suggestions and comments back to the consultants could be established. Mary Ann suggested using a Google Form document as a good format. Nov 4<sup>th</sup> was the preliminary date for a follow-up meeting so that the Consultant could begin to offer some more concrete developments of options and possible details as the Master Plan is developed to get people’s reactions.
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. There was considerable concern by the PC that the delivery of a final draft continues to be delayed and that Shane will be successful.
7. The waste water report is expected to be delivered within a month. The small committee monitoring the project has received word that the application for \$716,000 has advanced to the next level and that Londonderry is on the A list. The delivery of the final report will help on getting Londonderry closer to actual plans to move forward. Lunette has said that there are specialized ARPA funds available as well as other grant funding opportunities. Sharon and Larry feel that much progress has been made.
8. Mimi and Larry discussed the considerable progress being made on completing phase one of the Middletown Hall restoration. Chris Cole has worked to redesign and prioritize the project to bring it

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closer to the estimated \$90,000 - \$100,000 cost and feels that enough of it has been completed to access the balance of the Preservation funds of \$10,000 this year.

9. The budget for 2021-2022 was reviewed and the Planning Committee was asked to consider what to request of the selectboard to fund 2022-2023's projects. One new item suggested was for funding to do a comprehensive Housing Needs Assessment by experts so that data rather than opinions can inform the Selectboard as to possible action plans to improve access to affordable housing. Money will be needed to implement suggestions coming from the Master Plan. Money will be needed to budgeted to implement and publicize the new Bylaws. More suggestions were asked for the next meeting of the Planning Commission so that the requests can be made to the Selectboard in a timely manner.
10. There was a discussion about how to better maintain communication between all of the various working groups working so hard to improve and revitalize our town so that we all work in tandem for the common good of all.
11. The meeting was adjourned at 6:53 PM.
12. The next meeting will take place at Nov. 8 at 4:00 or 5:00 (to be determined) at the Twitchell Building.

Respectfully Submitted,

Dick Dale