

Planning Commission Meeting Minutes
Tuesday, Oct. 11, 2022: 4:00 PM
Town Office, 100 Old School Street, South Londonderry, VT

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

Attending: Patty Eisenhaur, Heather Stephenson

1. Meeting was called to order at 4:02 PM.
2. No additions or deletions
3. Approval of the Minutes for Sept. 11, 2022, Special meeting of August 18 continued to August 22, 2022 as presented on the Town Website were unanimously approved. (Dick moved, Mimi seconded)
4. No Visitor Concerns or comments.
5. Old Business:

1: Main Street: A discussion on priorities listed in the Main Street Plan focused on three next steps: Getting traffic under control (\$40,000 already set aside by the Selectboard for traffic calming efforts throughout the town.), appealing to legislators, town officials, and citizens to inform and prioritize next steps, a possible funding thru grants, ARPA funds The PC discussed applying for another Municipal Planning Grant (application due December 1) to take action on one of these priorities. As the Plan suggests, there are multiple improvements like the future of the Dam, the implementation of more effective wastewater, and other decisions about landscaping and other improvements to make the town safer that need to happen before road work improvements to calm traffic can be attempted. The PC felt that it needs more help in setting priorities with considerable help in engaging the public. Sharon contacted both the WRC and VCRD for help and it was agreed that some of the original consultants like the BDCC and VCRD and WRC be updated as there are many new people staffing those organizations and they proved useful in guiding the PC in setting up the mechanisms to finish phase 1 as it gets ready to start planning for phase 2. Patti Eisenhaur suggested that the PC adopt an application for grant for FY23 Municipal Resolution for a Bylaw Modernization Grant from the Housing and Community Development under Act 182. The deadline to apply is Nov. 1, 2022 specifying that the Planning Commission recommend applying for the Grant naming the Chair, Sharon Crossman agreeing to the provisions outlined in the application process. The application must name the Town Administrator as the signatory on behalf of the Municipality after being ratified by the Selectboard because of the required 10% match. The resolution was made by Dick and seconded by Elsie and passed unanimously after considerable discussion about making sure that it would not conflict with other grant applications. The grant will be researched and if appropriate forwarded to the Selectboard at their meeting on Oct. 24, 2022.

2: Report by One Londonderry: Elsie reported on the considerable number of activities by the many initiatives of the many committees like the new Main Street initiative to harness the forty or so members to reengage in planning, the hockey rink group, the Trails group, the multiple Housing efforts including the Perry Lane Project and the excitement over the beginning of the housing study, and finally the ongoing effort to fund the various projects. Both the new Coffee shop and Candle shop are finalists for BDCC's Idea Jan.

3: Wastewater Project: Much more progress has been made in developing a much more comprehensive time line and list of tasks to be accomplished. Gail Mann was named chair of the initiative. There was much discussion about developing an information session lead by Chris Campany of the WRC to bring the citizens up to date on both considerable available funding using ARPA Funds and a major State Grant to bring major advantages and solutions to both South Londonderry and Londonderry at no major costs to the citizens to solve both wastewater issues and

develop a plan to expand water availability. Citizens should have a better understanding of the progress being made so that more development can occur in both Villages especially as it impacts the Bylaw revisions.

4: Town Hall Renovation: Shane reported that Chris Cole has been trying to move the project along by regularly contacting VMS for progress. A new contractor has been hired for the renovations. They are moving forward more slowly than projected earlier in the summer. There was a setback because the basement bathroom flooded with mold reappearing, but the source of the problem has been identified. Chris is working with the drainage contractor to find the cause and fix the problem.

5: Bylaws: Information meetings have been scheduled for Oct. 13,17, and 27 at Neighborhood Connections from 6:00 to 7:30 PM. Mimi and Elsie created a great Poster and have written several news articles. The meetings will have a Zoom link and also be able to be attended in person. Brandy will offer an overview and answer questions. At each meeting, additional ways of asking more questions and offering feedback will be announced. The meetings will also be video taped.

6: Housing Study: The Selectboard appointed Paul Abraham, Melissa Brown as vice chair, Maryann Morris as Secretary and Patty Eisenhour as Chair (with Sharon Crossman as an alternate) to work with the Consultants who attend by Zoom. By the end of the week, a second meeting will have taken place. Both the Selectboard and Planning Commission will be copied on the minutes. At the first meeting, there was a very productive discussion of the time line for the study. Patty hopes to deliver an update of the study at the March 4th Town Meeting,

7: Village Designation: Elsie, Larry, and Mimi agreed to assist Sharon in completing the application. Sharon is working on the answers to the questions using the last application for the designation. The application will be presented to the Selectboard at the Oct. 24th meeting as there are considerable advantages to have Village Centers designated in terms of loans and grant applications.

8: Heather Stephenson was introduced to the Planning Commission because she has submitted her application to be a member to Shane O'Keefe. Her enthusiasm and the many skills and contacts she has in town will broaden the PC outreach to the community. As a result, Dick made a motion to forward with enthusiasm her nomination to the Selectboard. It was seconded by Mimi. It passed unanimously and enthusiastically by the PC.

6. New Business: there was no new business.

7. The next regular PC Meeting will be Nov. 7, 2022 at 4:00 in person at the Twitchell Building.

8. The meeting was adjourned at 5:48 PM

Respectfully Submitted,

Dick Dale

Approved on _____