

# TOWN OF LONDONDERRY

## PLANNING COMMISSION

### Special Meeting

Thursday, October 27, 2022 at 6:00 PM

At Neighborhood Connections - Join In-Person or On-line \*

### Meeting Minutes

Attending: Planning Commission: Elsie Smith, Heather Stephenson, Mimi Lines, Dick Dale, Maryann Morris, Sharon Crossman, Larry Gubb

In Person at Neighborhood Connections: Lisa Sicotte, Julie Charlton, Bon Maisey, Cliff Hirtle, Jeremy Dworkin, Sandy and Jim Wilbur, Cindy Gubb, Meredith Stock, Melissa Brown, Jon Wright, Mimi Wright, Bill Smith, Gary Kleiman, Will Goodwin, Ester Fishman, Mark Herberts, Darcy Duval, Michael Goodbody, Jon Restivo, Stephanie Smith

On Line: Brandy Saxton, Thomas Cavanagh, Ben Sargent, 1 person identified as iPhone, Samantha and Chris Biondolilo, A Westwood, Adria (no last name), Alex (no last name), Andrea Haynes, Diana Pagnucco, Jasmine Melzer, Melanie (no last name), Nancy Jenson, Patty Eisenhauer, Samantha Biondolilo, Sandra Clark, Sean Meszkat, Tina LaBeau, Tom Kay

1. Sharon Crossman called the meeting to order at 6:04.
2. There were no additions or deletions to the agenda.
3. The meeting was turned over to Brandy Saxton (on-line), the Consultant to lead the discussion. As there were many questions at the previous information sessions, she reviewed and further explained the new conservation zone with locations of current houses and development possibilities, housing options, subdivision possibilities for both R3 and the Conservation zones and again explained the rationale based on the Town Plan, for why the new zone was necessary. There were nine follow-up questions and comments related to the Conservation Zone related to the rationale for the minimum thirty-acre requirement and for limited free exercise of building site and divisibility of the total acreage into smaller lots and future development. While polite, her answers did not seem to satisfy many of the questioners suggesting a further review by the Planning Commission in light of the opposition to the zone as currently written. There were concerns about the need to warn people who have houses in the conservation zone specifically about the change from their current R3 zone as well as the others who live in other zones. Next, Brandy turned to a discussion of the short-term rental language, which also elicited heated concerns especially about enforcement to those mostly Air B&B renters who abuse even Air B&B's rules. The whole issue of short-term rentals is a hot button issue as evidenced by the response to a recent discussion at the Selectboard meeting on Wednesday about the need for an Ordinance in Town. There were many who also pointed out abuses as well as very responsible renters who bring people to town with obvious economic benefit. The Planning Commission will have to rediscuss the language and rules in light of the debate as that language was created three years ago and much has changed.
4. Sharon thanked those who attended and reminded people that the Planning Commission looked forward to hearing from the citizens who own land to make sure that the proposed bylaws reflect the desires of the citizens. She assured people that the PC was listening carefully. Maryann handed out links to feedback forms. The meeting was adjourned at 7:52 PM.