

Town of Londonderry, Vermont

Planning Commission Meeting Minutes

Mon. Nov. 14, 2022 – 4:00 PM

Twitchell Building

Attending: Commission Members: Sharon Crossman, Elsie Smith, Larry Gubb, Dick Dale, Heather Stephenson, Maryann Morris, Dick Dale and Guests: Patty Eisenhour, Paul Hendler, Luigi Madia

1. Meeting was called to order at 4:03. With Elsie joining by Zoom
2. Additions to the Agenda: There is a need to post the Special Meeting to discuss revisions of the Bylaws with Brandy Saxton on Nov. 18, 2022 with the Zoom information by noon on Thursday.
3. Minutes of the Planning Commission meeting on Oct. 11, 2022 and special meetings on Oct. 17 and 27 were unanimously approved. (Dick proposed, Larry seconded). Sharon will ask Shane if the recorded meeting of the special meeting on Oct. 13, 2022 can substitute for minutes.
4. Visitors and Concerned Citizens: Paul Hendler expressed concern over the residential designation of his property on Windy Rise East which has the possibility of having a significant increase in potential density of property he bought because of its current rural designation. His concern was echoed by Luigi Madia who also lives on Windy Rise East. He was advised to write his concerns in a letter addressed to both Will Goodwin, the Town Zoning Officer, and the Planning Commission. Both were advised of the process that would be followed to approve the Bylaws and also advised that the PC was interested in hearing from citizens about possible specific unintended consequences of the broad goal-oriented perspective pursued by both the consultant and support by the Planning Commission.
5.
 1. The PC discussed several concerns as part of the agenda for the Nov. 18th meeting with Brandy. The issue of grandfathering needs clarification, the designation of the Prouty Land needs changing. It was agreed that the language associated with short term rentals needs to be more general with greater dependence on the Town Ordinance being developed as an ordinance is the best means of enforcement. Several ideas were mentioned including not including the whole section as the issue is rapidly changing. The residual language associated with river corridors needs to be eliminated. The language and acreage associated with the Conservation Zone needs review given the large number of concerns expressed at all three meetings. Parking provisions in the Town business and commercial zones needs some clarification. Lastly, there needs to be clarification of whether a lot can be divided up into two different categories or is the line of separation at the border of the plot and not a straight line. The PC needs advice as to how to handle individual owner concerns.
 2. It was agreed that the focus of the next Municipal Planning Grant should be the development of the same plan as was done for the North Village. There was some concern that there needs to be developed priorities associated with the North Village Plan as well. Sharon will work with others to make the application due on Dec. 1, 2022. The matching funds will be discussed at the Selectboard meeting on Nov. 21.
 3. Elsie reviewed the progress of the Recreation and the Trails Committees. The Survey for the Housing study has generated over 120 responses, but more are needed. Main Street is on hold pending the PC's developed priorities.
 4. The amazing grant from the State (30% of all State funds) of 10.8 million dollars with a very detailed timeline was discussed. The whole project must be completed by Dec. 31, 2026. There will be an information meeting on Tuesday at Neighborhood Connections from 6:00 to 7:30 available by Zoom as well. The whole project is an incredible opportunity for the Town even if it requires a Bond to be raised. Dealing with Water and Waste Water is essential if the town is to prosper.

5. A Contractor has been found to fix the side windows in Town Hall, replace the roof shingle, and stabilize the balcony with a steel beam. The work can also occur during the winter.

6. The Housing Committee will meet on Wednesday this week to discuss strategies to get more participation in the survey.

7. The Village Center applications are almost ready to submit by the Nov. 21st deadline.

6. The meeting was adjourned at 5:45

7. The next regular meeting will be at the Twitchell Building at 4:00 PM on Dec. 12, 2022.

Respectfully Submitted,
Dick Dale