

TOWN OF LONDONDERRY

PLANNING COMMISSION

Special Meeting

Thursday, October 13, 2022 at 6:00 PM

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

Meeting Minutes

Attending: Planning Commission: Sharon Crossman, Elsie Smith, Mimi Lines, Maryann Morris, Larry Gubb

In Person at Neighborhood Connections: There were about 12-15 online attendees connected at different times throughout the meeting. In-person attendance: Jen Greenfield, Ester Fishman, Melissa Brown, Jon Wright, Patti Eisenhauer, Cindy Gubb, Brandy Saxton, Will Goodwin, Heather Stephenson, + 5-6 more other folks. (Sharon requested in-person sign in, but the sheet has been misplaced.)

On Line: Annie Bessette, Thomas Cavanagh, Ben Sargent, Bonnie Cobb, Lisa Sicotte, Ken Alberti, Bob Fish, Marge Fish, James and Sandra Wilbur

The video tape of the meeting is available on GNAT (<http://gnat-tv.org/londonderry>)

1. The meeting was called to order at 6:12 Pm after some technical difficulty was resolved
2. Sharon introduced Brandy Saxton from Play Sense who is the consultant hired by the Selectboard to assist the Planning Commission in totally revising the Bylaws.
3. There were no additions or deletions to the agenda.
4. Brandy briefly discussed land use regulations, the Town Plan adopted in 2018 as the guiding document, and the need for an update. She stated that people should focus on looking at whether is there a good fit between what are regulations are going in terms of land use and development and what our town plan is and vision for the future. The town plan calls for maintaining the settlement pattern of the Villages that was in guiding growth and development to The Villages. The Planning Commission started this process by doing a technical review, looking through the town plan in detail, and coming up with some recommendations around changing what was the zoning in the villages to what is really a much better match to what's actually physically built on the ground today, reviewing opportunities for new growth and development also acknowledging limitations. She stated that her focus this evening was on the Villages (village Residential, Village Mixed Use, and Village Business) focusing particularly on opportunities for new growth and development while acknowledging some limitations. Brandy displayed maps for the proposed change as a visual review with a comparison to the current Bylaws. She acknowledged thru a brief historical review, the mix of

residential commercial, small lots of buildings brought fairly close to the road, encouraging the retention of that historic pattern, rehabilitation of historic buildings, and stated the Town Plans focus on being pedestrian-oriented walkable allowing for more small-scale non-residential uses. One considerable constraint is that the Villages area are in floodplains, are on a separate map. Brandy next reviewed the details of each new district (Village Residential, Village Mixed Use, Village Business) with respect to lot sizes, frontage, coverage, and setbacks. Current zoning is zoned for 1-acre lots in general throughout this area and the recommendations in the proposal is to reduce lot size to quarter-acre lots. Without water and sewer new ¼ acre isn't doable. The reason for the quarter-acre number is to qualify these areas for participation in the state's neighborhood development program if at some point in the future the town wants to proceed in that direction. The zoning to a quarter acre puts Londonderry in a much better position to seek funding to advance the infrastructure projects and then perhaps participate in this Neighborhood Development Area program, which is the state's program to support housing development. Noted changes to lot coverage standards and precepts of building and green space, "a way to think about it is how much is built and how much is green". Setbacks which would get reduced with the smaller lot size, buildings come a bit closer to the street recognizing the space changes. Addition of a max. front setback. She summarized the goal as being to establish a regular pattern of the buildings along the street which is for historic village character. Next she explained that Village uses are intentionally broad, with a lot of opportunity for property use. Next, she reviewed differences between business and mixed-use, the potential of permitted or conditional uses within these proposed districts. Housing is allowed across the board, open to housing or residential use, home occupation, and uses. She ended by reviewing the maps. Finally. She opened the floor to questions.

5. Questions included the nature of the river corridor program, some questions about why the minimum and max height is different within each of the districts and the rationale for uses within close proximity to each other, many questions about the short-term rentals being permitted in all proposed districts-lots of general discussion and the nature of the laws related to permission and regulation.
6. Sharon adjourned the meeting at 7:30 PM after thanking those who attended and reminding all 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. Maryann handed out links to feedback forms. The next meeting date of October 17th at Neighborhood Connections at 6:00 PM.

Respectfully Submitted by Richard Dale with assistance from Heather Stephenson

Approved 12/12/2022