

# TOWN OF LONDONDERRY

## PLANNING COMMISSION

### Special Meeting

Monday, October 17, 2022 at 6:00 PM

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

### Meeting Minutes

Attending: Planning Commission: Elsie Smith, Mimi Lines, Dick Dale, and Maryann Morris.

In Person at Neighborhood Connections: Brandy Saxton, Jeremy Dworkin, Lisa Sicotte, Jennifer Ornifed, Julie Charlton, Paul Abraham, Pete Cobb, Claudia Harris, John Wiley, Melissa Brown, Denis Pinkernell, Jon Wright, Mimi Wright, Patty Eisenhour, John Wily Jr., Bill Smith, Gary Kleiman, Mark Wright, Will Goodwin, Ester Fishman and Heather Stephenson.

On Line: Annie Bessette, Marlene Boyaner, Thomas Cavanagh, Ben Sargent, Debbie (no last name), Bonnie Cobb, Lisa Sicotte, Ken Alberti, Bob Fish, Marge Fish, 3 people identified as iPhone

1. After a delay of fifteen minutes because of technical difficulties, Dick Dale, Secretary of the PC, because of the absence of Sharon Crossman, Chair, and Larry Gubb, Vice-Chair, called the meeting to order at 6:17 PM. He provided an overview of the process and rationale for creating the revised Bylaws and the process by which they will be approved. The meeting was recorded by GNAT TV as well as the Zoom feed.
2. There were no additions or deletions to the agenda.
3. The meeting was turned over to Brandy Saxton, the Consultant to lead the discussion on Residential, Rural, and Conservation Zones. She reviewed the characteristics of each zone, the rationale for having three zones in place of the current single rural zone, defined acreage, opportunities, uses permitted, and permitted structures, allowable nonpermeable percentages, and types of permitted business activities by district. She reviewed the concept of River Corridors and permitted levels of business opportunity. She reviewed how to access the maps on the town website to do specific searches and explained the principle of grandfathering current use even if the new zone did not permit it. She reviewed the process and time-line for adoption of the Bylaws. Finally, she responded to questions on permitted business, use of auxiliary building especially related to business use at three State mandated levels: one individual person which is exempt, two workers who do not live on the property, which requires a permit, and up to six workers which must be registered as a business. There were five questions related to the Conservation District 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. Her answers were based on the Town Plan which called for the maintenance of the Town's Rural character. While polite, her answers did not seem to satisfy many of the questioners suggesting a further review by the planning commission. Ester suggested that the large maps be available at the final meeting so that people could more easily see their own lands and properties.
4. Dick Dale 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. Maryann handed out links to feedback forms. The next meeting date of October 27<sup>th</sup> at Neighborhood Connections at 6:00 PM focusing on any concerns people have, was announced and the meeting was adjourned at 7:23 PM.

***Approved November 14, 2022***