

Town of Londonderry, Vermont

**Planning Commission Special Meeting Minutes
Monday Nov. 30, 2022: 2:30 PM
Twitchell Building**

Committee Members Attending: Maryann Morris (remotely), Larry Gubb, Dick Dale, Elsie Smith, Sharon Crossman, Heather Stephson, Dick Dale, Mimi Lines
Attending: Will Goodwin, Chad Stoddard, Paul Hendler, Shelly Hendler, Ester Fishman

1. Meeting was called to order at 2:35PM
2. There were no additions or deletion.
3. Public Comment: Chad had a number of concerns especially about the Conservation District and development in both Villages and what happens in subdivisions especially focused on affordable housing. His concerns were addressed by several Planning Commission members explaining the rational behind and for each proposed change in the new Bylaws. He had clearly done his homework and made many useful observations. The Handler's again made suggestions related to the letter sent to the PC and Will Goodwin explain the proposed residential district categorization for East Windy Rise Rd. They observed that the new Bylaw proposed had eliminated the one-acre lot designation with the new half-acre size creating the possibility of two houses on each half-acre plot not preserving the rural character of the Town.
4. Several issues of both practical language and policy raised at the Nov. 18th meeting were discussed. The PC agreed that the residential district was probably too small and needed to be changed to one-acre minimum size. The question of changing the Conservation Zone into a R-10 was discussed and needed to be on the table for the future meeting with Bob Fisher, the Town Attorney, Brandy Saxton, Will Goodwin, and the PC as a follow-up for the meeting between Bob and Brandy, which occurred during the Nov. 30th PC meeting. The PC reviewed the impact memo concerning the Conservation District and the potential for changing the 30-acre lot size. The rational was that the designation of the Conservation Zone seemed to be politically problematic, that it affected current owners' potential creation of large subdivisions mostly for children and grandchildren, and finally, over 60% of the land was either undevelopable due to natural factors or already conserved by owners. The R-10 designation would preserve natural animal corridors and preserve most of the forest land as it exists currently. Will agreed to identify the owners that might fall into the new district. It was agreed that the PC wanted to move the land above the Custer Sharpe House and the Prouty Land out of the Conservation designation. (Sharon left and turned the running of the meeting over to Larry at 4:00 PM.) It was agreed that both Solar Arrays and Temporary Outhouses needed a screen on all Town and State Roads. It was agreed that all language relating to River Corridors needed to be removed from the proposed Bylaws, that signage that extends above the roof line needed to be permitted until the sign deteriorated. It was agreed that the paved 10 lot parking need not be asphalt. It was agreed that the language relating to outdoor events needed to be clarified especially with respect to festivals or other events. It was agreed to remove all reference to short-term rentals from the Bylaws to be addressed by the new Town Ordinance. The PC was confused by the fact that each lot could have two houses no matter what the size of the lot where the intent was to permit auxiliary dwelling space limited by the rules governing and limited by the acreage. Questions were raised with respect to where the line was between remodeling and a replacement of any structure (1012(2) which needs clarification and what is really meaning of normal maintenance and repair. Does the PC really want to require a professional landscape designer or lighting designer or engineer (3102) as an architect or contractor can do this at a significantly reduced cost. Will noted that there is no Town Ordinance related to impact Fees yet even proposed so the reference needs to be removed.
5. The meeting was adjourned at 4:25. PM.
6. The next regular meeting of the PC is Dec. 12,2022 at the Town Office Building and a special meeting will be scheduled for the PC to meet with Brandy Saxton, Will Goodwin to discuss additional changes to the proposed Bylaws.

Respectfully Submitted,

Dick Dale

Approved 12/12/2022