

**Town of Londonderry, Vermont**

**DRAFT 1**

**Planning Commission Special Meeting Minutes  
Weds., Feb.2, 2023: 9:30 AM  
Twitchell Building**

Committee Members Attending: Maryann Morris (remotely), Larry Gubb, Dick Dale, Elsie Smith, Sharon Crossman, Heather Stephson, Mimi Lines  
Attending: Shelly Handler

1. Meeting was called to order at 9:40 AM
2. There were no additions or deletion.
3. Public Comment: Shelly observed that the new Residential District in proposed Bylaws had eliminated the one-acre lot designation with the new half-acre size would not preserve the rural character of East Windy Rise Road with fields, horse farms, and forests.
4. Using Heather's summary of Will Goodwin's, Ester Fishman's, and other calls for clarification raised by version four, but not included in version five or resolved, the PC systematically took each in its turn after having reviewed the maps. In 1101 A the question of what is a normal versus remodel has not been resolved. Will Goodwin will be asked to appropriate language. In 301. C, the phrase beginning with "landscape..." which was removed previously, still appears in version 5. In 3106, porta potties was previously added does not appear in version 5. In 3107 D, the PC discussed grandfathering signs above the roof line, but concluded that once the current signs not in compliance would have to be in compliance if remodeled or replace. The PC agreed that while property owners have the right to display signs as they desire, signs that too closely resemble municipal road signs should be prohibited for safety concerns. In 3223, 3228 B, and 3228 B.1, Will Goodwin will be asked to provide clarifying language to avoid confusion as to when or if a permit must be secured. The PC agreed that impact fees should not be eliminated despite the lack of an ordinance permitting it use because one might be needed in the future as a disincentive for a property owner to use the land in a way effecting the rural character of the town. After considerable discussion of 2006 B, Brandy and Will Goodwin will be asked to clarify allowing two two-family buildings on any lot along with appropriate auxiliary buildings. A motion was made by Dick and seconded by Mimi to change the minimum lot size in the residential district from a half-acre to one acre. It passed with six affirmative votes and one abstention. There was considerable discussion about moving East Windy Hill Road to a rural designation, but because lot size has minimum value of one acre now and because the majority of the property owner support its current use, changing the road to be in the rural district was not justified. There was agreement that the name of the Conservation district had to be changed, but after a review of the maps with the understanding that current use did not cost much to be abandoned in the future, the group felt that maps with conserved land by deed in a Land Trust overlaid with wet lands and land too steep (10% grade or more) to be built upon, along with a closer examination of the differing characteristics of each of the separate areas marked conservation district, would be useful for the PC to better understand how to accomplish the goals that created the need for the Conservation District without infringing on the rights of property owners who by in large favor conservation. It is clear because of the differences between all of the areas changed from R-3 currently zoned, that something needs to be made clearer concerning the minimum lot size so that there is not the perception that owners of the lands in the district are being penalized, but at the same time, the rural character of those lands is protected in the future. A special meeting to discuss the Conservation district was scheduled for Feb. 10 at 2:30 PM.
5. The meeting was adjourned at 12:05 PM.
6. The next regular meeting of the PC is Feb. 13 at the Town Office Building at 3:00 Pm and a special meeting will be scheduled for the PC to meet with Brandy Saxton on Feb. 22, at 2:30

Respectfully Submitted,

Dick Dale