

Town of Londonderry, Vermont

Planning Commission Meeting Minutes

Monday, February 27, 2023, 3 PM at the Londonderry Town Office

Present: Sharon Crossman, Mimi Lines, Maryann Morris, Larry Gubb, Elsie Smith, Heather Stephenson, Brandy Saxton (PlaceSense), Will Goodwin, Mark Wright (Conservation Commission), Paul Hendler (Guest).

Sharon called the meeting to order at 3:05 PM.

The commission agreed to add “wastewater update” at the end of the agenda.

Brandy and the commission reviewed the bylaw changes that the PC had discussed in previous meetings:

- 1) 1101 A: (Definition of “normal”) will remain unchanged.
- 2) 3101 C: change wording to “qualified professional”.
- 3) 3228 B: Brandy recommends dealing with outdoor concerts/events through an ordinance rather than zoning regs.
- 4) 2006 B: Vermont statute says that site plan review is only required for three or more housing units; a duplex is exempt. In Londonderry, should we encourage duplexes to help with the affordable housing? Maryann will ask the housing consultants for an opinion.
- 5) Brandy recommends adjusting the dimensional standards for the residential district now that lot size has increased from ½ acre to 1 acre.
- 6) Should we permanently allow rooftop signs in existing locations (like the marketplace)? Brandy will submit language for “heritage signs”.

Paul Hendler asked about the housing density bonus and if there is a cap on the number of units that can be built. Brandy said the density bonus only applies in the village and residential districts. She said the housing bonus is rarely used by developers because of either wastewater constraints or act 250 restrictions. Maryann will ask the housing consultants for an opinion on density bonus.

Brandy confirmed that language for porta-potty screening had been added to section 3106. Section 3107 0 will be amended to “professional sign maker”. Brandy will check that language has been added forbidding signs that resemble traffic or street signs. Brandy will amend the language to “qualified professional” for light plans.

The commission began a discussion on the Conservation District. Passed resident testimony was concerned with the restrictive lot size. Additionally, the commission had previously reviewed maps that showed how much of the district was already in some form of conservation. Brandy said the most powerful tool for conserving the land was the building envelope; this is integrated into plat approvals for

subdivisions. Brandy said the district should have a larger lot size than the other districts to be consistent with the goals of the town plan. The commission agreed to change the name to Resource Protection District. Outstanding issues: Brandy will check on what a building envelope for other than a single-family home might look like; Mark Wright will check with the Conservation Commission about the role it would like to play in reviewing subdivisions; Mark will ask the CC about developing a resource protection map. Brandy will submit language for integrating conservation commission review into the subdivision approval process. The commission will review the section 3235 (subdivision) and 3232 (protection of natural resources). The commission will continue to consider lot size.

The PC agreed we need to develop better protocols for noticing our meetings as there have been multiple problems with website posting. Sharon will work with Shane.

Sharon asked the commission about making a statement to the selectboard in support of community wastewater systems for the north and south villages. The commission was in favor.

The meeting adjourned at 5:30.

Respectfully submitted,

Elsie Smith

Approved March 13, 2023