

Town of Londonderry, Vermont

Planning Commission Meeting Minutes

Mon., March 13, 2023 – 3:00 PM

Twitchell Building

Attending: Commission Members: Sharon Crossman, Elsie Smith, Dick Dale, Heather Stephenson, Maryann Morris, Larry Gubb, and Guests: Paul Hendler, Shelly Handler, Ester Fichman, Paul Abraham

1. Meeting was called to order at 3:10 PM
2. Additions to the Agenda: none
3. Minutes of the Planning Commission meeting Feb, 13, 2023 and special meetings Feb. 22, 2023 were unanimously approved. (Dick proposed, Elsie seconded).
4. There were no visitors and Concerned Citizens comments.
5. Old Business: A. Brandy had previously made changes suggested by the lawyer and Will Goodwin and by vote of the PC made before Feb. 2, 2023. Brandy reviewed the list of latest memo sent four days ago to the PC of the updated changes from version 4 which will be incorporated in version 5, the version that the PC will use to present to the public for hearings. Single, double, and multiple family homes have been changed to single, double, and multiple dwellings to be consistent with the State guidelines. (section page 2-43) The Conservation district name has been changed to Resource Protection. The sign issues on p. 3-46 have been updated especially section 3107 with respect to roof signs in the Market Plaza adjusted to a four foot height by six foot length or 40 square feet of signage, but the existing signs can exist as they are and repaired. The sign sits above the two-foot façade as it does now. Home signs must not mimic or confuse the public with respect to town signs with any approval of possible confusion appealed to the Highway Department in an advisory capacity, The Conservation will be asked to act as advisors to the DRB, Zoning Administrator, and applicant when it deems it necessary to restrict or limit the required sketch plan included in an application to build in the Resource Protection Zone. The options are to comment in writing, take no position leaving the question of protecting the forest corridors and animal corridors, or not even consider taking on the case leaving the Town Administrator to make a decision after fifteen days. The Conservation Commission will be asked if they are willing to take on this responsibility at a joint meeting of the CC and PC on March 23. The purpose is to provide expertise so that development is permitted that preserves the corridors and prevents interfering for the whole reason the new zone exists. They will be asked to also weigh in on the number of acres for lot size in the new district. The PC reviewed with Brandy Patricia Gagnon's letter and concluded unanimously (Dick proposed, Maryann seconded) to put her property and the one adjoining it in the Village Residential rather than Residential. After considerable discussion and reference to the maps, two ideas surfaced with respect to Windy Rise East; add protections for development of a Planned Unit Development or change the residential designation to Rural from Residential. In an effort to take the limited areas for possible residential development in South Londonderry on one acre lots, The PC decided to protect against PUC development in the Residential District and restrict it to Village Residential, General Business, Village Business, and Mixed Residential only. (Section 3302 F) By unanimous vote (Dick proposed, Elsie seconded.), the PC approved the new language. There was considerable debate with respect to the Resource Protection Zone 30 acre parcel size and the new provisions for subdividing into three plots. There was a strong argument that the new designation was at this time unnecessary. There was much discussion on responding to virtually unanimous opposition expressed to the 30 acre requirement by the public. It was concluded that the number minimum acres needed to be adjusted in response indicating that the PC had listened. The motion to use 10, 15, 20, or 25

was discussed, but no agreement was reached, so the motion was tabled pending discussion with the Conservation Commission and DRB. Some changes to either the subdivision option or acreage to the 114 people affected by the creation (87 completely) has to be made, but because the plot size ranges from six acres to over 110, it is hard to judge the impact of any decision or make the ownership of land in the zone not be perceived as punitive. The PC developed a drop-dead date of the next PC Regular Meeting on April 10th to make a decision so that version 5 could be produced with Hearings to start two to three weeks later.

B. The status of the Waste Water effort was reviewed. There has been considerable public outreach, additional data gathering, more development of the plan, the distribution of an informative pamphlet distributed at Town Meeting, but no formal endorsement of the effort by the Selectboard.

C. The Town Hall Project was reviewed. The balcony seats have been disassembled and moved to the ground floor and the floorboards have been removed exposing many new issues which need to be addressed by engineers leading to a solid design for the balcony. Several groups have requested the use of the building, but were denied so that the progress would not be interrupted. The replacement of the windows is proceeding, Mr. Cobbs observation of a broken window is a maintenance issue which the town has not done much follow-up. The Committee will point out the need to have regular maintenance of the building which is not part of the project. D. Maryann delivered a very upbeat report on the continued progress of the Housing study and the projected report. She did point out that State Daycare regulations for bathrooms prevent establishing in existing homes due to a lack of sufficient bathrooms affordable daycare in town. The group is trying to map out next steps. E. One Londonderry had a brief meeting of the Executive Committee and progress continues on issues raised before. Elsie suggested that the snow and projected snow may end the operation of the Hockey Rink for this year. It has been a tough season.

6. There was no new business.
7. The meeting was adjourned at 5:40 PM.
8. The next meeting of the PC will be a Special Meeting Jointly with CC and PC on March 23, 2023 at the regular CC meeting at 5:00 in the Twitchell Building. The next regular PC meeting is on April 10, 2023 at 3:00 PM. All of the PC meetings are Hybrid.

Respectfully Submitted,
Dick Dale

Approved April 10, 2023