

Town of Londonderry, Vermont

Planning Commission Meeting Minutes

Mon., May 8, 2023 – 3:00 PM

Twitchell Building

Attending: Commission Members: Sharon Crossman, Elsie Smith, Dick Dale, Heather Stephenson, Mimi Lines, Maryann Morris, and Guests: Paul and Shelly Hendler, Brandy Saxton, Irwin Kuperberg, Esther Fishman, Sue Westa

1. Meeting was called to order at 3:03 PM
2. Additions to the Agenda: none
3. Visitors Concerns: none, but an opportunity to ask questions later was offered
4. Approval of the Minutes of the Planning Commission meeting April 10, 2023 was postponed.
5. Old Business: Brandy Saxton reviewed two significant edits included in version 5 of the Proposed Bylaws. On page 2-24, the minimum acreage for the Resource Protection District was changed to fifteen acres with appropriate adjustments made to building envelopes and lot coverage to 2% and to other standards. A provision was added to allow current owners, once the Bylaws were passed, to use the current bylaw zoning designations with respect to standards, building envelopes, density of development, and lot size to be permitted for five years to allow current owners some flexibility to follow up on long held plans for possible subdivisions or additional buildings, but permits would be required to be completed in that five-year time frame. After much discussion, the new language was agreed to by the Planning Commission. Next, Brandy reviewed the changed language in section 4310.C on page 4-20 with respect to the involvement of the Conservation Commission in advising the DRB with respect to the environmental impact of any subdivision in either the Rural or Resource Protection zones. The Conservation Commissions role is advisory to the Zoning Administrator and DRB. Irwin asked a number of clarifying questions. He asked several questions about the timing and logistics of the process of making and advisory statement. He clarified that the zoning altitude line for the division between a rural zone remained at 1500 feet, but the altitude to establish a building envelope is 1400 feet. Brandy clarified the definition of the Conservation Overlay defined in 2108.A and the language of a building envelope in 3307.B on page 3-81. She also clarified what is a primitive camp versus an accessory structure. Esther Fishman and Irwin were satisfied and much more comfortable with the language and procedures both the DRB and Conservation should follow. Brandy suggested that she could offer a corrected and final copy of the Bylaws by Thursday along with a corrected copy of the hearing required Planning Commission Report on the Proposed Bylaw Amendments. It was moved by Dick Dale and seconded by Mimi Lines that version 5 of the proposed Bylaws as amended during the meeting be approved as the version to be warned for the required Planning Commission Hearing. It passed unanimously. It was moved by Dick Dale, seconded by Mimi Lines that the Planning Commission Report on the Proposed Bylaw Amendments with the addition of the date of the first Zoning Bylaws of 1975 along with several corrected typographic errors be approved. It passed unanimously. June 12, 2023 at 7:00 PM was established as the date for the Planning Commission Hearing on the Proposed Bylaws. The logistics, steps necessary, and timing of properly warning the hearing were reviewed. Brandy will be in attendance at the hearing. Esther complimented the Planning Commission on listening to the public throughout the development of the Bylaws and making appropriate modifications to the document along the way.
6. In other Business, Sharon introduced Sue Westa from the Agency of Conservation and Community Development who reminded the Planning Commission of the Requirement to develop a new Town Plan by 2025. She stressed that new State Requirements for Town Plans called for a plan to report

on Act 171, Habitat Preservation, and to discuss issues of Equity. She reviewed a check list of how the current Town Plan is being worked upon and what initiatives are being undertaken. Finally, she asked how both her agency and the WDRC could be helpful which inspired a thoughtful discussion.

7. The meeting was adjourned at 5:15 PM
8. The next regular meeting of the Planning Commission will be on June 12, 2023

Respectfully Submitted,
Dick Dale

Approved June 21,2023