

Town of Londonderry, Vermont

Planning Commission Meeting Minutes

Mon., Oct. 26, 2023 – 3:30 PM

Twitchell Building

Attending: Commission Members: Sharon Crossman, Elsie Smith, Dick Dale, Mimi Lines, Larry Gubb, Heather Stephson (joined by hybrid), Maryann Morris. Guests: Patty Eisenhauer

1. Meeting was called to order at 3:34 PM.
2. Additions to the Agenda: Patty's discussion of the status of the Air B&B ordinance was added.
3. Minutes of the Planning Commission meeting Sept. 11, 2023 and Sept. 25, 2023 were unanimously approved. (Dick proposed, Maryann seconded.)
4. No correspondence or public comment
5. A. Sharon reminded all that the WRC has agreed to help the PC get prepared for the second public hearing by updating the maps (Jeff Nugent) and getting the last, (October) edition of the Proposed Zoning Bylaws ready to be uploaded onto the Town website. Sharon worked thru the flagged updates by Brandy to make the document consistent with the elimination of the Resource Protection District, and the PC objective to have development in several different districts be actively and appropriately reviewed by the Zoning administrator, the DRB, and/or the Conservation Commission. Sharon had the only October copy and read each section for review, which was discussed, and each change unanimously approved. They were section 2001 A#7 to eliminate the Resource Protection District; 2107. E-G to update lot division and building standards, number of permitted lot divisions and required building envelopes in defined districts and different acreages; section 210 and 218 C,D, E to be deleted because of the elimination of the Resource Protection District; the required changes to the Chart in sections 2302 and charts on p2.42-2.48 in section 210; p3.16, section 3015 to delete building standards for the referenced Resource Protection District; to the clarifying language on signs in section 3107.1; and lastly to clarify the language from sections 3305 to 3308 to make the language consistent with section 3401. Finally, the PC voted to accept Will Goodwin's recommendation to use an altitude of 1800 feet and above to establish the line for the conservation overlay to be consistent with evolving State law. Before unanimously approving the 1800-foot altitude line, the PC reviewed maximum slope (20%) requirements, and waste water and water run off restrictions contained in other sections of the proposed zoning bylaws to make sure that there were appropriate guidelines on where structures could be built.
B. The PC discussed the process of warning the next public hearing on the proposed Zoning Bylaws. November 16 at the Twitchell Building at 7:00 PM was tentatively set. The assumption was that updated maps and a final copy of the proposed zoning bylaws could be made available in time for the public to have a chance to review both the maps and latest language. It was also agreed that some of the publicity remind the public of the elimination of the Resource Protection District. Sharon will invite all committees and commissions including the Selectboard to the hearing because of the impact of the comprehensive rewrite does affect everyone.
6. Patty Eisenhauer discussed the status of the proposed short term rental property proposed ordinance being debated by the Selectboard. She advised the PC that there may need to be a statement included in the Zoning Bylaws to supplement and enhance the effectiveness of the ordinance. The need for Zoning Bylaw language has not been determined. The PC suggested that such language might be better included as the first amendment to the Bylaws after the current proposed Bylaws have been passed.

7. The PC discussed with high praise the waste water information session particularly the part played by the third speaker, Julie Beck. Sharon said that she has agreed to be an active advisor going forward.
8. The next meeting of the Planning Commission will be on Nov. 13, 2023 at the Twitchell Building at 3:30. It will also be a hybrid meeting.
9. The meeting was adjourned at 5:07 PM

Respectfully Submitted:
Dick Dale