

**Town of Londonderry Vermont Planning Commission Meeting**  
**Twitchell Building, 100 Old School Street, South Londonderry, VT**

**DRAFT Minutes Monday, September 25, 2023, at 3:30 PM**

Commission Members: Sharon Crossman, Elsie Smith, Mimi Lines, Heather Stephenson, and Maryann Morris  
Guests: Will Goodwin & Elyas Abi-Antoun(online)

1. Call meeting to Order at 3:30 We moved to approve the 9/11 minutes at our next meeting with a full commission to include Larry & Dick.
2. Sharon announced that Brandy Saxton, a planning consultant is moving out of the country and will not be able to support the final steps of the proposed Bylaw Regulations. Sharon also noted, that Jeff Nugent, GIS Planner Windham Regional Commission would likely be available to support finalizing the draft or we could consider a contract for continued assistance. There was no vocal cause for concern, draft bylaws are in the very final stages of work.
3. The group spent most of the meeting reviewing the new printed map, which included Brandy's most recent map updates, supported by September map review work done by Elsie, Mimi & Sharon. We discussed how to incorporate a resource overlay into the draft map. Reviewed current draft elevation language, and reviewed mapping which included general elevations between 1400 and 1900 ft. We discussed that the conservation overlay should be steepness-oriented with a specific intentional elevational element. Will Goodwin offered to gather information, mapping between the above-mentioned ranges with property delineations, so we can get a better understanding of the scope to make an informed recommendation. He also commented that Act 250 permits are required for the construction of improvements for commercial, industrial, or residential use above the elevation of 2,500 feet, noting future reform changes to regional and municipal land use plans that would potentially lower the existing elevation. We reviewed the current (adopted 2009) resource conservation overlay (RCO) and discussed the original intentions: Recognize & help Preserve Significant Forest resources, Sensitive Headwater streams, and wildlife habitats at Higher elevations, and avoid development on steep slopes, shallow soils, and areas with Poor access to public roads,
4. Municipal services, and Commercial centers. Sharon noted that the Village Water/Wastewater Committee would be holding a public meeting in mid-October at Flood Brook School. Experts will present information and will be available to answer questions.
5. Master Plan for the South Londonderry Village, Sharon updated that proposals are underway and that if Stevens & Associates submitted a proposal it could bring continuity to the studies for both villages.
6. MaryAnn noted that the housing committee is working collaboratively and remotely, sharing a view link with the public in compliance with public meeting recommendations, as per VT League of Cities & town. Folks expressed general excitement for the Burton historical marker, to be unveiled in early Oct. and its positive impact on the town.
7. Adjourn 5:22

Respectfully Submitted,

Heather Stephenson

**Approved 10/26/2023**

