

**Town of Londonderry, Vermont**

**Planning Commission Special Meeting Minutes**

**Monday, Jan 22, 2024**

**Twitchell Building**

Attending: Commission Members: Sharon Crossman, Dick Dale, Mimi Lines, Larry Gubb, Heather Stephenson, Elsie Smith. Maryann Morris (4:17) Guests: Will Goodwin, William Sinsigalli, Patty Eisenhour, Melissa Brown, Ben Sargent

1. Meeting was called to order at 3:36 PM
2. Additions to the Agenda: none
3. Minutes of the Planning Commission Special meeting Jan. 8, 2024 was unanimously approved. (Dick proposed, Larry seconded.)
4. There was no public comment
5. A: Dick moved and Heather seconded The Conservation Overlay Map, the Steep Slope Advisory Map, and the language associated with both to be included in the Bylaws previously agreed to by the PC, all supplied by the WRC, be incorporated into version 6 of the proposed Bylaws. It passed unanimously. Heather will make sure that they are incorporated.

B: Dick moved and Elsie seconded a motion to accept the language proposed as requested by the PC of the Housing Committee of the draft Language for proposed Short-Term Rental Zoning Bylaws for the purpose of discussing it in detail. Melissa Brown (member of the Selectboard and Housing Committee) reviewed the entire document paragraph by paragraph. Melissa along with Patty Eisenhour and Bill Sinsigalli, both Housing Committee members, answered questions by the PC. Melissa explained that this draft proposal sought to make the Bylaw easily understood and to make it consistent with the Ordinance repeating only the parts of the Ordinance which should be incorporated in a Zoning Bylaw. Time was spent clarifying the meaning of a dwelling in both the Ordinance, Vermont Act 10, and the Proposed Bylaw and making sure that definitions were consistent. Some concern was raised about making sure that the regulations for STR's were fair and consistent with zoning for structures within a particular zone Will Goodwin recommended that in the paragraph B, section iii, be amended from "... Conditional Use registration as permitted by this Part B" to read "...Conditional Use permit as pursuant by this part B." The PC agreed to the change. Considerable effort was made to understand both the meaning of and choice of additional lots and total of STR registrations for Owner Occupied Property, Secondary Property, and Investor Property for both Pre-existing STRs and new STRs. Melissa emphasized that the Bylaws must set a density consistent with the Ordinance. She noted that the occupancy for Secondary property was lowered from 90 days per calendar year to 45 to be more realistic and fairer to second home owners. In Section C, the majority of the PC felt that the language of additional restrictions (i) was unclear and better expressed in Prohibitions (iv) d and suggested replacing I with iv d. Considerable discussion questioned the appropriate number of visitors. The original motion was Tabled to a subsequent PC meeting and it was agreed that the STR proposed language needed to be included in the Bylaws for the next hearing. Finally, it was agreed that the PC would have to make decisions relatively quickly to get to a hearing, but no final decisions had been made.

6. Larry announced that the Selectboard was about to consider some of the recommendations contained in the 60% report. He and Sharon suggested that there had been much additional progress following the Jan. 10, 2024 meeting with some very positive new information. Both were hopeful that the 90% report would keep the whole wastewater project for both Villages within the timeline.

7. Heather had no new information on the Dam progress.
8. Sharon reported on the success of the meeting with the South Village Consultants and Town Officials. A kickoff of the study is currently in the process of being scheduled, likely in March.
9. Because Sharon and Larry will be attending many meetings of the Wastewater Committee, Sharon announced they might miss many meetings and suggested that Heather act as Chair of the PC and be delegated to lead the effort to get the PC ready for the PC Hearing on the Proposed Bylaws. A quorum for the Commission is 4, so it is important to make sure that Heather knows of any members who will be late or can not attend a PC meeting. It was also noted that files under discussion by the PC should be made more easily available to the public once the Town hires professional copy write services to improve the quality of the Town's website in the near future.
10. The meeting was adjourned at 5:36.
11. The next meeting of the PC will be Feb. 12, 2024 at 3:30 in the Twitchell Building

Respectfully Submitted:

Dick Dale