



TO: All Attendees

FROM: Stevens & Associates

DATE OF MEETING: March 21, 2024

LOCATION OF MEETING: Town Office & Zoom

PRESENT:

Committee Members: Heather Stephenson, Mimi Lines, Elsie Smith, Jamie Foley, Bruce Frauman, Paul Hendler, Sharon Crossman

Stevens & Associates: Taylor Shulda, Serenity Wolf

Hubbard Land Design: Adam Hubbard

RE: South Londonderry Village Study & Master Plan
S&A Project #21-030-1

1. **Meeting was called to order at 1:02pm**
2. **Introductions and Confirm Project Participants:**
 - a. Introduced the project team
 - i. Taylor Shulda, Landscape Architect: Main point of contact for the project moving forward.
 - ii. Serenity Wolf, Civil Engineer.
 - iii. Adam Hubbard, Senior Landscape Architect.
 - b. Town Committee member introductions
3. **Select Board officially approved the group as a Town Committee**
 - a. Rules and norms are linked in Town Agenda
4. **Review Agenda**
5. **Review of base mapping**
 - a. Project Base Map
 - b. Project Base Map Aerial
 - c. Project Base Map Historic Aerial
 - d. Project Base Map Faded Aerial
 - e. ANR Information – Flood
 - i. Impacts of bridge
 - f. Assets/Opportunities
 - i. Add library on left headed to Town offices
 - ii. #14 on the Assets Map is the Depot Building, Forbes building is by the river

- iii. West River St good for biking and walking, connects to W. River trail all the way to Jamaica
 - iv. Multiple trails connect to the Depot
 - v. Cyclists use Main St and Thompson Brook Rd because they are flat and less trafficked
 - vi. Hiking trails behind library
 - vii. Forested areas along West River St, but outside project area, signage would be good here
 - viii. Higher elevations should be highlighted as an asset because they are outside of the Flood Hazard Area
 - ix. Depot has a public meeting space and chiropractor
 - x. Town needs: housing, especially affordable housing
 - xi. Do not include troll sculpture Winhall Hollow Rd
- g. Constraints/Concerns
- i. Correction to Map: Route 100 not Route 30
 - ii. Steep slopes can be an asset
 - iii. 500 year floodplain
 - iv. Include Historic District boundary: Historic status of buildings needs to be verified, does Committee want to do a door to door survey
 - v. Need to be conscientious of how many surveys the town is doing – also doing WW survey
 - vi. Need to keep certain percentage of historic buildings to keep Historic District status
 - vii. Church that burned had a steeple that help signal the arrival of the Town
- h. Walkability Map
- i. This is not a regulation, a recommended design guideline
 - ii. Probably won't impact funding/grant eligibility
 - iii. ADA is the most important thing and will impact funding and grant eligibility

6. Committee Input/Discussion

- a. Committee members gave feedback on assets and constraints, what they'd like to see included in the master plan:
- i. Sidewalks
 - ii. Street lighting
 - iii. Sense of arrival to both sides of the village on either side of the bridge
 - iv. Does the bridge become a focal point?
 - v. Advantages of tying both sides of the river together vs letting them be their own things
 - vi. Bridge dinner idea from Shelburne Falls, MA
 - vii. Larger bridge for pedestrians and cyclists
 - viii. Bridge needs to be redone

7. Next Steps:

- a. Discuss agenda for first Community Meeting to be held on Thursday April 4, 2024 at 6:00pm.
- b. Vision Board:
- i. No farmers market, do not want to detract from current farmers market
 - ii. Fly fishing

- iii. Pocket business for recreation
- iv. Fitness stations at pocket park
- v. Safety of pocket park?
- vi. Visitor center at Depot
- vii. Rec center
- viii. Outdoor dining options
- ix. Public art
- c. Adjust boundary by Town Garage
- d. Discuss how voting will work for online participants at the Community Meeting
- e. Committee needs to advertise for Community Meeting: flyers, social media, newspaper, word of mouth

8. Meeting was adjourned at 2:15pm

9. Next meeting will be April 4, 2024, at 6:00pm at the Town Office, this will be the first Community Meeting.

Victoria Unwin

Stevens & Associates, P.C.

If there are any discrepancies or questions regarding the content of these meeting notes, please contact Stevens & Associates, P.C

DRAFT