



TO: All Attendees

FROM: Stevens & Associates

DATE OF MEETING: April 24, 2024

LOCATION OF MEETING: Town Office & Zoom

PRESENT:

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

Stevens & Associates: Taylor Shulda

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 6:00pm**
2. **Introductions, Meeting Ground Rules and Purpose of Meeting:**
 - a. Town Committee member introductions
 - b. Project introduction and meeting purpose was provided by Bruce Frauman
 - c. Introduced the project team
 - i. Taylor Shulda, Landscape Architect.
 - ii. Serenity Wolf, Civil Engineer (not present at this meeting but part of project team).
 - iii. Adam Hubbard, Senior Landscape Architect.
3. **Review Agenda**
4. **Review Status of Planning Effort**
 - a. Referenced project introduction from Bruce which covered the project overview and meeting purpose
 - b. Discussed related planning efforts associated with the South Londonderry area
 - i. Town Plan
 - ii. Village Center Zoning changes
 - iii. Housing Needs Study – Camoin
 - iv. Community Wastewater Feasibility Study
 - c. Reviewed findings from the Site Walk that was conducted during the first Committee Meeting
5. **Presented Base Mapping**
 - a. Project Base Map
 - i. Mr. Goodbody requested his entire parcel be added to study area

- 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. Walkability Map
- g. Landuse Map
 - i. Add Peabody House
- h. Assets / Opportunities
 - i. Add Fire Dept. as asset
- i. Constraints / Concerns
- j. Land Use Visioning / Voting Board

6. Community Input/Discussion

- a. Committee members gave feedback on basemaps, assets and constraints, and what they'd like to see included in the master plan:
 - i. Sidewalks throughout project area would be helpful
 - ii. Access through R.O.W near Crescent Street intersection to Mr. Goodbody property
 - iii. Lots of dirt areas alongside road
 - iv. How long will post office last in current location since it is rented out from private owner?
 - v. West River trail would benefit from safe walking route across bridge, improve bridge for better pedestrian use
 - vi. Post office building needs improvement
 - vii. Underground utility mapping / surveying
 - viii. Truck traffic on Main Street to gravel pit is big concern
 - ix. Year-round nature / education center
 - x. Bike friendly streetscape, widen existing shoulders
 - xi. Walking paths
 - xii. Access to river
 - xiii. More paved parking
 - xiv. Street lighting
 - xv. More flowers
- b. Discussion on how proposed improvements will affect taxes, snow clearing and long term maintenance.

7. Community Voting

- a. Meeting attendants were given dots to vote on preferred Land Use items to be featured in Master Planning Efforts
 - i. Results of voting were tallied in the following days and circulated to Committee
- b. Top voting results included:
 - i. Sidewalks
 - ii. Housing
 - iii. Mixed Use Retail
 - iv. River Pathways
 - v. Nature Center / Riverfront Patio

8. Next Steps:

- a. Discuss conceptual design process and what to expect for next Community Meeting

9. Meeting was adjourned at 7:45pm

10. Next meeting will be June 6, 2024, at 6:00pm at the Town Office, this will be the second Community Meeting.

Taylor Shulda

Stevens & Associates, P.C.

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

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