

Planning Commission Meeting Minutes
Mon., May 13, 2024
Twitchell Building, 100 Old School Street, South Londonderry, VT

Attending: Commission Members: Dick Dale, Mimi Lines, Heather Stephenson, Maryann Morris, Larry Gubb, Sharon Crossman Guest: Patty Eisenhaur, Matt Bachler (WRC Consultant for town planning)

1. Meeting was called to order at 3:31 PM
2. **Additions to the Agenda:** Mimi moved and Maryann seconded the motion to add a report on the activities of the Housing Commission and a discussion of some concerns raised during a discussion with Patty and Tom Cavanagh about one of the provisions dealing with affordable housing requiring landscaping. It passed unanimously.
3. **Minutes Approval:** Dick moved, seconded by Mimi that the minutes of April 22, 2024 and April 28, 2024 be approved. It was unanimously passed.
4. **Visitors and Concerned Citizens:** There was none.
5. **Proposed Town Plan revision process:** Matt Bachler from the WRC summarized in detail the process and procedures which State Law required the Planning Commission to follow in the required update of the Londonderry Town Plan which must be completed by October of 2025. Having read the 2017 Town Plan, he suggested that the plan needs to be updated with current statistics, the activities of the various committees like Housing Committees study of residences and trends, the waste water survey, the Williams Dam Committee study, the activities of the Beautification Committee, The results of the Traffic Committee survey, and the proposals by various committees put together thru the One Londonderry to study and review practical solutions suggested by the Town Plan of 2017. The WRC had offered some suggestions following the adoption of the Town Plan in 2017 which included the need to add maps of flood hazard, the energy plan, the emergency disaster plan, and any state plan mapping forests and animal migration patterns, now which need to be included in any update. He suggested that the 2017 Town Plan was a comprehensively major updating lead by WRC leaders that would seem to indicate that the updated own Plan might involve minor linguistic and data updates and would not likely require major funding the last plan required. He suggested that there were many areas that the WRC could assist both as the traditional services the town has with the WRC and some contracted assistance. He reminded us that current legislation for Town Plans is particularly focused on flood mitigation, low-cost housing and its availability, and economic viability in the future. He suggested that the action, vision, policy that is required does require very specific language and the WRC could be contracted to assist with that process. Lastly, he felt that the planning commission was probably capable without too much effort of managing the update within the time frame created by the need to complete the adoption of the plan by October of 2025. The PC could begin to gather input from the public and formulate community goals and objectives, and gather land use changes created by the proposed Bylaw revisions immediately on its own.
6. **South Village Master Plan:** There have been several organizing meetings for the volunteers advising the contractor and a letter to Taylor Prouty asking for the appointment of the Committee.
7. **The Proposed Bylaw Update:** There was some discussion of how to respond to Selectboard Chair Tom Cavanagh's objection to one of the provisions of the affordable housing process requiring some landscaping. Because no one else was available, Dick Dale agreed to go to the scheduled Selectboard meeting to address that concern, but all hoped that the result would be a scheduled Selectboard warning for their required hearing on the Proposed Bylaws. It was agreed that since the agenda was

on the hearing date, he would offer a response only if asked. Heather reminded everyone of the offer to respond to Selectboard questions given in an Email April 12, 2024 prior to the hearing on April 17.

8. The meeting was adjourned at 4:53.
9. The next meeting of the PC will be June 10, 2024 at the Twitchell Building. The May 27, 2024 PC meeting is cancelled.

Respectfully Submitted:
Dick Dale