

Town of Londonderry, Vermont

Planning Commission Meeting Minutes

Mon., April 22, 2024

Twitchell Building, 100 Old School Street, South Londonderry

Attending: Commission Members: Dick Dale, Mimi Lines, Heather Stephenson, Maryann Morris, Elsie Smith Guest: Paul Hendler

1. Meeting was called to order at 3:33 PM
2. **Additions to the Agenda:** There was a discussion of adding to the agenda, but the group decided to defer to another meeting when more information was available the topic.
3. **Minutes Approval:** Dick moved, seconded by Heather that the minutes of March 25, 2024 and April 17, 2024 be approved. It was unanimously passed.
4. **Visitors and Concerned Citizens:** Paul Hendler read form a letter his ongoing concerns about the impact of sections 3410 (C and D) as written in version 6 of the proposed bylaws. He reviewed the new State Housing Law passed and implemented in July 2023 and suggested that the law was limited to zones that had both municipal water and waste water. He suggested that the sections as written went well beyond that limitation and recommended that the Planning Commission rewrite the sections to protect against unrestricted subdivisions and building beyond the limits imposed elsewhere. It was pointed out that the proposed bylaws had other protections with respect to waste water management, building envelopes, permitted access from road access which would need approval, and many other protections against unrestricted and excessive number of buildings that might be permitted under the provisions of section 3410 (c and d). It was further argued that the process of addressing unintended consequences of any and all provisions contained in the new Bylaws could more appropriately be addressed in the amending process and that it was the desire of the PC to move the Bylaws forward to the Selectboard so that the whole could be approved instead of forcing the PC to restart the PC hearing process. Finally, several PC members questioned the State Housing Law's applicability to affordable housing in a residential zone and suggested that the law was intended to fuel affordable housing in Villages. It was acknowledged that both sections c and d might need some clarification to avoid misapplication of the intent of the PC to encourage areas in town for appropriate development, but that that rewrite would be joined with other sections of the Bylaws that might have created unintended consequences.
5. **Proposed Zoning Regulation Update:** The PC discussed who was available to introduce the Bylaws to the Selectboard and decision that Dick Dale would be the person if the transfer of the Bylaws was on the Selectboard agenda for May 6, 2024. He will work with Heather to prepare the appropriate introduction.
6. **South Village Master Plan:** An outreach flyer and meeting date of April 4 at 6:00 to hold a public meeting to explore the topic of reimagining South Londonderry; the creation of a vision for the future had to be postponed due to weather until April 24, 2024. The Stephen's group and South Londonderry Village Master Plan Committee agreed to orchestrate press releases and establish a social media presence, a dedicated social media page similar to the one established by the Waste Water and the Housing Committees would be very useful.

7. **The New Town Plan:** Heather has reached out to the WRC (Matt and Chris C) for help in setting up funding and a rewrite of the current Town Plan. April 8, 2024 is first meeting with the WRC during which Matt will outline the scope of the work by the WRC in helping to create the new Town Plan. The Selectboard accepted the \$20,000-22,000 cost for the WRC to execute all of the phases of a town plan creation including: summarizing updated maps and statistics, conducting public meetings soliciting the public's input, summarizing all studies and incorporating and changes that have occurred since 2017, and adding any new State requirements for a Town Plan. The WRC will prepare the final draft and help with all hearings needed to get the new Town Plan approved. An additional source of funding may come from MTAB funding, but that will not be available until 2025. The WRC had agreed to direct the creation of a New Town Plan, but the primary funding source did not materialize. Matt will advise the PC at an upcoming PC meeting as to how to move forward.
8. **Membership on a STR committee:** Dick Dale and Maryann Morris agreed to be Planning Commission members on the committee. They were appointed without objection.
9. The meeting was adjourned at 5:23
10. The next meeting of the PC will be May 13, 2024 at the Twitchell Building. The May 27, 2024 PC meeting is cancelled

Respectfully Submitted:
Dick Dale

Approved May 13, 2024