

Town of Londonderry. Vermont

Planning Commission Minutes

11 November 2024

Commission members present: Jenifer Greenfield Chair, Brent Bammarito vice chair, Pamela Spaulding, Trevor Powers, Steve Twitchell Clerk

Visitors and concerned citizens present: Will Goodwin zoning administrator, James Ameden Jr select board, Tom Cavanagh select board, Ryan Anderson, Tech assistant, Emmitt Dunbar South Derry Master Plan Task Force, Paul Hendler, Dominic Bouton,

1. Meeting called to order by Jen Greenfield at 6pm
2. Additions/deletions to the agenda:
Pamela Spaulding requested that in honor of Veterans Day that all present recite the pledge of allegiance. The pledge of allegiance was recited led by Steve Twitchell
3. Minutes approval:
Pamela Spaulding moved that the minutes from special meeting of 10/22 be approved pending change to Pamela Spaulding is a voting member of the housing commission. And that the minutes from meeting of 10/30 be approved with the change of meeting time for the south derry master plan task force be changed to 1-5, that Tom Metcalf be added to the invitees as well as the task force.
4. Visitors: Pamela introduced Ryan Anderson who was there to provide technical assistance to the zoom meeting with the owl function.
5. Old Business:
 - a. Finalize Section one of zoning bylaws. Will Goodwin started a discussion of how to present this version of the proposed bylaws and what they should be called. It was motioned by Brent Bammarito that the current proposed by laws be presented with the changes so anyone reviewing them could see the difference from the previous proposed by laws. It was seconded by Pam Spaulding and voted unanimously. Some discussion about changes in wording such as silverculture to forestry and Will Goodwin updated the commission on his progress updating chapter 1 an example was changing how many days food trucks could operate.
 - b. Review section 3 of the zoning by laws. Will Goodwin led the group through changes he recommended regarding access, driveway limits, simplifying rules on accessory structures, storing camping units, limits to active camping unit use, driveway standards, bridges on private land, drive thru requirements, erosion control, fences and retaining walls, storing materials such as backfill and top soil, mobile homes, ponds and setbacks. Pam Spaulding moved that we arrived at a good stopping point at the riparian buffer section. Trevor Powers seconded and it was voted that discussion would pause until next meeting.
 - c. Discuss special meeting with south derry master planning project: Pamela Spaulding read a statement regarding confusion from a select board meeting where the last

planning commission meeting minutes were in the select board meeting packet regarding who the planning commission desired to attend the special meeting and then motioned that the special meeting with the south derry master plan task force scheduled for Nov 13 be postponed. Steve Twitchell spoke about issues encountered during the attempt to set up the meeting and expressed that the task force get placed on a future planning commission agenda after they put together a presentation and invited other town interests to attend. Pamela then asked if Steve wanted to amend her motion. Pamelas motion was amended to require the South Derry Master Plan task force to provide the legwork needed to present the final draft at a future planning commission meeting. Pamela seconded and it was voted to have the presentation at a future meeting. At this point Emmet Dunbar from the master plan task force was introduced and he spoke about a meeting with Stevens and associates earlier in the day and pointed out confusion that centered around who was asked to be at the meeting. Tom Cavanagh stated the select board wasn't sent any invite to the meeting and that he heard about it through a third party. There was discussion of protocol and problems with effective communication. Paul Hendler pointed out that our discussion opened up a window to have a meeting with Stevens and Associates could attend one of our meetings. It was made evident that Stevens and Associates would be available to attend the scheduled planning commission meeting of Dec 9. Steve Twitchell moved that Stevens and Associates should be invited to attend the Dec 9 planning commission meeting. Pamela Spaulding seconded and it was voted to invite Stevens and Associates to the Dec 9 planning commission meeting to present its 2 reports pertaining to the south Londonderry master plan.

6. New Business:
 - a. Discuss Londonderry Vermont Long term recovery plan from FEMA: Tom Cavanagh stated that Londonderry was one of the towns that FEMA is interested in helping develop a plan and relationship. It could make grants available and there may be 2 select board members appointed to be representatives to work with FEMA. This will be a long term project and more information will be coming.
 - b. Discuss Winhall Town plan adoption process: Jennifer Greenfield announced receipt of Winhall's town plan. Pamela Spaulding pointed out some interesting aspects of what was in it. Pamela Spaulding moved that the chair will write a letter to the Town of Winhall acknowledging we have received and read their plan. Trevor Powers seconded and it was voted that the chair would write the letter.
 - c. Discuss the 30 day Public comment period for 2024 So, Vermont CEDS. Pamela motioned we table the discussion until next meeting, Brent seconded and it was voted to table the discussion until the next meeting.
7. Committee Updates: Pamela Spaulding discussed a meeting she attended with Springfield Housing authority which serves Windsor and Windham county.
8. Communications
9. Jennifer Greenfield moved the meeting be adjourned Steve seconded and it was voted to adjourn at 813 pm.

Respectfully submitted by Stephen L Twitchell