

Town of Londonderry Vermont
Londonderry Planning Commission Minutes
16 December 2024

Persons in attendance:

Jennifer Greenfield, Chair Londonderry Planning Commission

Brent Bammarito, Vice chair planning commission

Alison Marino, Town Clerk

Dominique Bouton, Resident

Trevor Powers, planning commission

Heather Richardson, resident

Paul Hendler, resident

Tina Labeau, Town Treasurer

James Ameden Jr, Select board

Kim Ray, citizen

Tom Cavanaugh, select Board

Abrum Crossman, resident

Stephen L Twitchell, planning commission

Melissa Brown, resident

Larry Gubb, resident

Martha Dale, select board

Pete Cobb, resident

Meeting was called to order by Jennifer Greenfield at 430 pm.

Brent Bammarito motioned to adjust the agenda to start with New Business before any other business, that Stevens and Associates be allowed to conduct their presentation without interruption and after which the planning commission starting with the chair can ask questions after which open meeting laws per act 133 of Roberts rules and Londonderry Planning Commission rules of procedure members of the public may speak by first asking to be recognized by the chair by giving their full name for the record and keep questions to 3 minutes. The chair has the discretion to limit time as this is a planning commission meeting and not a public hearing. After which all other business shall be tabled until the next meeting. Seconded by Trevor Powers and the motion was passed unanimously.

Stevens and Associates began with a history of their involvement with the South Londonderry Master Plan Task Force. The primary focus was flood impact and mitigation, traffic and expanding the village center. They briefly discussed some of the ideas presented at the early and end of summer open meetings. The first part of their presentation introduced some terms like flood way. Detailed charts were provided to give a visual representation of where the 100-year floodway relating to the main street of the village. The discussion continued with a traffic calming idea which would redesign the route of rte 100 and moving the Bridge to where crescent street meets rte 100. The idea is that the current bridge exacerbates main street flooding. The idea also included narrowing the town roads to slow traffic and to move the fire house to a higher elevation. The theory is that if the buildings and bridge are moved, compensatory storage opportunities could be available which could make raising the remaining buildings unnecessary. Other topics included creating off street parking and sidewalks and a pedestrian bridge to allow for a walking circle.

The conversation then shifted to the idea of moving the main street structures to a new road to join Crescent Street across to the town office. There would be opportunities to create dual use buildings and create a new town center. Pete Cobb spoke about the problems that could arise from moving the bridge. It would require removing an apartment house and create tight turns for tractor trailers, emergency vehicles and snow removal. He also disagreed that the bridge was as big a detriment in its current location.

A question was asked about what type of developers were interested in working on the proposed new road, how big are the dual use lots along the new road, are there any wetlands, environmental concerns or conservation areas along that area. There were questions of property lines in the proposed area and points made on some steep areas. A question on where the narrower street would begin on main street.

More discussion on the bridge and VTrans involvement and weighing the balance of what affects commercial traffic versus dealing with floods. Stephen Twitchell thanked the presenters and the attendees for coming and pointed out there is a FEMA long term recovery working group that would likely drive decisions as well as the ongoing zoning bylaw work by the planning commission.

Jennifer Greenfield called for adjournment at 530.

Respectfully Submitted by Stehen L twitchell