

Town of Londonderry, Vermont

**Planning Commission Special Meeting Minutes
Weds., April 17, 2024
Twitchell Building**

Attending: Commission Members: Sharon Crossman, Dick Dale, Mimi Lines, Heather Stephenson, Maryann Morris, Elsie Smith

Guests: on line: Cathy Edgerly, Nicholas Low, Elyes Ab-Antoun, Andrew McKeever, Jennifer Minzer-Farrer, Paul Abraham, Bill Dunkel, Patty Eisenhaur

Guests in person: Bruce Frauman, Martha Dale, Melissa Brown, Sandy and Jim Wilbur, Ben Sargent, Shelly and Paul Hendler, Will Goodwin

1. Meeting was called to order at 7:01 PM
2. **Additions to the Agenda:** there were none.
3. **The Public Hearing on the Proposed Zoning Bylaw amendment, per 24 V.S.A. 4441(d):**
 - a. The hearing was called to order at 7:06 PM
 - b. Following introductions by each member of the Planning Commission and two Selectboard members in attendance, Chairperson Stephenson offered a brief summary of the of the required report on the Proposed Bylaw Amendment available on the Town Website highlighting that Version 6 was available on the same website, the changes made since the last hearing in June of 2022, and the broad objectives of the total rewrite of the previous adopted Bylaws. She stressed that the Bylaws were intended to incorporate the latest State regulations and laws and be consistent with the Town Plan adopted in 2017. She noted that the old Conservation Zone District had been eliminated, but the version 6 included the long existent Conservation Overlay District, now linked to altitude above 2000 feet and that version 6 added the approval of the Conservation Commission where any development might affect the laws covering animal migration and integrated forest land as a part of the approval process. She noted that language defining Short Term Rentals defined by the State was included. She noted that Development Standards were developed in Section 3 and application and administrative procedures were elaborated in Section 4 of version 6 of the proposed Bylaws. Finally, she outlined the procedures she would follow to recognize individuals for questions and comments, but noted that a back-and-forth dialogue would not be tolerated as the hearing was designed to solicit public comment and commentary.
 - c. Paul Hendler asked a question section 3402 relating to density for public housing based upon an owner who had non contiguous property in town as to the restraint on the number of units that would be permitted. He stated again that Windy Rise East Road was essentially a rural area and that multiple units of public housing would be out of character with the neighborhood and that section 3402 (C and D) would allow for unlimited development based on the density bonus for affordable housing. A brief discussion of why the section had been added because of the change in the State housing law last July that changed some of the regulations governing a loosening of Zoning requirements encouraging more affordable and low-cost housing building. Jim Wilber asked questions about procedures that the Selectboard might follow as they moved to their own hearing and decided on the method of adoption. Nicholas Low pointed out that the table of contents did not match up to the actual pages in the body of the Bylaw. Heather assured him that the version 6 was accurate and the table of contents would be corrected, but that change would not be a substantial change requiring further consideration of the Bylaws and new hearing. She asked four times for additional comments and questions and hearing none closed the hearing at 7:21

The Planning Commission Meeting was resumed.

4. Discussion of the comments and questions made during the public hearing:

There were several comments that were reviewed, but the group suggested that there were adequate safeguards and procedures in place throughout the Bylaws to maintain the character of existent neighborhoods and permit appropriate development consistent with the Town Plan and State law.

5. Considerations of revision to the proposed Zoning Bylaws and/or written report:

Each member expressed no desire to consider any change to version 6 of the proposed Bylaws other than making sure that the table of contents agreed with the rest of the Proposed Bylaws.

6. Consider Submission of the Proposed Zoning Bylaw and written report to the Selectboard. Per 24 V.S.A. 4441 (g):

Dick Dale moved and Heather Stephenson seconded that: "The Planning Commission submit the Proposed Zoning Bylaw and written report to the Selectboard with a strong endorsement and that it be quickly adopted." The Planning Commission unanimously approve the motion.

7. The meeting was adjourned at 7:38.

8. The next meeting of the PC will be on April 22, 2024 at 3:30 PM at the Twitchell Building.

Respectfully Submitted:

Dick Dale

Approved 04.22.2024