

Town of Londonderry Vermont

Planning Commission Minutes

January 13 2025

Members Present: Jennifer Greenfield, Brent Bammarito, Trevor Powers, Stephen Twitchell

Visitors and interested parties: Shane O'Keefe, Will Goodwin Zoning Administrator, Dominique Bouton, Ryan Anderson IT assist, Mimi Lines.

1. Jennifer Greenfield called meeting to order at 6pm.
2. Additions and deletions: Shane O'Keefe Moved up in the agenda to discuss planning grants.
3. A brief discussion of minutes which are late, Shane brought up that the selectboard has someone that may be available to do the minutes. Steve mentioned a brief conversation with Tom Cavanaugh about possibly using a local person that has done minute writing for the town of Peru. the approval of minutes have been tabled for later discussion
4. Visitors and concerned citizens: No topics discussed
5. Old business: a: review and discuss Budget and IT services. Tabled until Pamela Spaulding can participate.

c: Shane O'Keefe discussed the availability of planning grants for fy-25. The discussion pointed out grants used for the North and South villages master plans and the zoning bylaws. Some of the discussion centered around the idea that these grants can be a distraction to ongoing work such as the FEMA long term recovery plan.

b. Review zoning bylaws section 3: Will Goodwin led the discussion of various bylaw subjects. Signage, what might be considered artistic, signage clutter, temporary signs and distinctions between periodic events and retail advertising. Feather signs, obscene signage, use of banners when other permanent signs are present, window signs, freestanding signs and right of way versus edge of road, roof signs, sandwich board signs. It was suggested that temporary signs such as sandwich boards, feather signs etc be removed at the end of business day and some restrictions in residential zoned areas. Electric signs with moving or flashing messages, signage lighting, and restrictions to prevent distractions for driving. Self- illuminating signs, architectural features to be added to accentuate signage.

Trash and recycling collection areas and how they are screened or fenced and how the drb may be involved with certain situations. Discussion about specific use buildings, sidewalks, multi family dwellings. Site plan requirements for boarding houses and how they are not needed if converting a motel or hotel. Accessory dwellings size limits and septic requirements, primitive camps and access. Home occupation and whether a permit would be prudent for something such as a repair shop, firewood business outside storage home bakery. Traffic and number of employees heavy equipment could be criteria to determine if it's a home occupancy or home business.

5b (cont) Short Term Rentals and lodging facilities, Resorts. Where might these be looked at unfavorably and where zoning might apply. Lot size in different zoned areas such as rural vs business. State requirements on recreational areas and outside amenities requirements pertaining to resorts. Requirements for screening off home businesses from neighbors. Access for fuel trucks and where fuel pumps can be located for gas stations. Fuel station canopy setback requirements and the signage on them and their associated illumination. Landscaping around gas stations, and pricing signs. Carwash positioning and vacuum locations regarding setback.

Veterinary, pet grooming and kennel locations and proximity to neighbors. Stone product manufacturing facilities and noise reduction, Self-storage orientation relating to roadways. Tank farms and fuel storage locations and noise/traffic associated with them. Radio towers height and location. Contractors yard and outdoor storage, DRB approval with site plan and fencing/screening. Extraction and quarrying, the town permit and redundancy of act 250 permits. Accessory buildings for farms. Farmstands require safe parking.

Subdivisions, PUD and situations when they should be designated. Engineering for subdivisions and when the town gets involved when roads are being designed. Sidewalks and bicycle paths within subdivision. Addressing what constitutes earth fill, natural material such as dirt, stone gravel and concrete. The formula for density within a neighborhood PUD.

Section 3 is finished, next up is section 4.

A short discussion of short-term rentals, the entities that own them, occupancy limits and recent court decisions at the state level. The short-term rental committee will likely recommend measures to the select board to modify the existing ordinance.

6. Committee updates. Brent discussed the recent short term rental meeting he and Trevor attended and touched on areas where rules can be added in the areas of fire Marshall involvement and the number of air bnb allowed. Jennifer brought up the FEMA long term meeting she attended and the next meeting on the 16th. There would be a public forum coming as well where some state agencies would be attending. Thoughtful discussion of the idea of considering grant money before getting through some further discussions on zoning maps, Long Term recovery and potential zoning ordinances should be a priority.

Jennifer Greenfield motioned to adjourn at 7:29 pm.

Respectfully submitted by Stephen L. Twitchell.