

# **Londonderry Planning Commission Meeting Minutes**

## **7/11/16 at 7:06 PM ~ Town Office Building, School St.**

**NOTE:** Meeting scheduled for 154 min. Please read and edit all **Draft** documents prior to this meeting.

(Attendng: S.Crossman, L.Gubb, R.Dale; Susan McMahon (WRC Consultant))

### **Agenda and Minutes:** (14 min)

- Read and accept 7/11/16 PC Agenda \_Y\_
- Read and accept the previous meeting PC Minutes \_Y\_

### **New Business:** (30 min)

#### **I. Salt and Sand Shed Status for the Proposal for the Prouty Land**

- Paul Gordon reported that the Select Board met on June 28 to discuss the need for and sighting of the required new salt and sand shed on the Prouty land because the State contract to store salt at the State garage expires in May, 2017. There was extensive planning in 2000, the "79 plan," for the possible use of the Prouty land as a municipal site for a number of town facilities. Paul made reference to a map by Blair Enman, Engineers showing the plan's proposed placing of a salt and sand facility between the river and set into the mound on the property as a screen to keep it largely out of sight from the main road. The Select Board emphasized that the building is absolutely necessary and that there are a large number of issues that need to be settled before any proposal is brought to the voters for approval. Two possible designs are currently under discussion, an arch fabric building like the one in Rockingham and a Pole Building. The need is for at least a 40 by 80 foot structure with the salt and sand separated and accessed by two doors. As the building will not be heated, there is a need for electrical power to heat the excavator oil and provide minimal lighting which could take some time to arrange. The issues that need to be resolved are related to financing, zoning, and protecting the river and any nearby drinking water supplies from being contaminated by salt run off. There are possible grants that the Select Board is reviewing. The R-1 zoning is a problem, but as the town owns the land, it may be able to build a municipal facility despite the R-1 zoning using a municipal exception. The Planning Commission will look at the possibility and efficacy of rezoning the land as a municipal site. The Select Board will meet with the DRB on July 20 for preliminary discussions. The flood plain issues will be researched using the WRC data and the Vt. Environmental Agency. The Select Board's goal is to get a well thought out proposal developed in time for the voters by March so that the building can be completed by May of 2017.

### **Old & Ongoing Business:** (90 min)

#### **II. Town Plan:**

- **Proposed Chapter 10 Flood Resilience Plan was reviewed.**

- The group decided that the first four pages that discusses many issues in general that the new State required Flood Resilience plan requires should be retained for as necessary background to understand the proposed new section with its required goals. With respect to goal 1 policies, more clarification of what sections 1.1-1.4 actually means is needed. Under actions, 1.1 needs to have training for citizens and greater town wide coordination added. There may be a need to add a complete review of all zoning designations in the town as an action item. Under goal 2 actions, the sections 2.1 -2.3 need to be confirmed as still needed as they may have been accomplished by 2017. With respect to training, the Select Board, DRB, Emergency Management Director, the Zoning Administrator, and other private citizens need it as well. The Planning Commission is concerned that it does not know what the economic and

# **Londonderry Planning Commission Meeting Minutes**

## **7/11/16 at 7:06 PM ~ Town Office Building, School St.**

development implications of the stated plan are, as both Londonderry and South Londonderry Villages are in the fifty and one hundred year flood plain. That needs clarification.

- The Housing Plan (pp 46-48 in the current plan) was discussed. The group concluded that affordable housing is a problem for Londonderry. Subsidized housing is very limited, but a more obvious problem is affordable rental and homes for sale to young families who do not qualify for subsidies and are in very limited supply. While the median price for home sales in 2015 was \$227,760 with only 96 condominium units in the town, the trends in housing nationally are for young families to rent rather than buy. While there are a few properties that might be developed, the Listers know of no plan for development nor do they have records for which properties are rented or available. Most land sales over the last four years have been made to abutting properties. Known properties that might be developed in town were discussed. The flood plain issue makes development of additional rental properties in the villages very difficult for insurance and other water related issues. Neighborhood Connections and the Partnership have been discussing affordable housing. The knowledge of both, what properties have rental possibilities and which current properties have had modifications to existing buildings that add living space are not reported. The fire Marshall in Springfield may be a resource for the collection of more data as to the extent of rental properties both seasonal and annual that are available. The conclusion of the Planning Commission is that it would be advisable to establish a Housing Commission in Londonderry to explore the issue of where affordable as opposed to subsidized housing might be developed, assess the availability of and where rental properties are and determine how the number can be expanded, support home ownership and upkeep efforts by citizens for safety and mutual property value concerns, and enforce the zoning regulations already on the books to promote town pride and the general sense that the town is prospering. Vermont law as to a Housing Commission's authority needs to be reviewed.

### **III. TOPP Update: (20 min)**

#### **I. Larry reviewed the preliminary conclusions of the wetland review**

- of the identified areas at the Town Office building. The final report has yet to be submitted, but the preliminary conclusion is that the State does not recommend what they found, to be under their jurisdiction at this time. Final assessment of whether that means plans for the Town Offices can move forward without a wetlands concern is awaiting a formal letter from state, regarding their review..

### **IV. Correspondences: (0 min) - NA**

**Adjourn:**           9:40PM          

#### **\*Dates to remember:**

- *23rd of each month is the deadline for submittals to the Londonderry Monthly.*
- *Next PC Meeting: 8/8/16, Town Offices at 7PM.*