Town of Londonderry
Vermont Development Review Board
Regular Meeting Minutes Wednesday, October 21,2026

DRAFT

Board Members Present: Esther Fishman-Chair, Bob Maisey, Andrew Rackear, Robert Trask, Richard Phelan, Christopher Laselle, Paul Abraham, Pamela Spaulding

Also attending were Will Goodwin ZA, Elizabeth Merril, Jay Merrill, John Bolick, Patty Eisenhauer

Meeting called to order at 5:35

Additions or deletions to the agenda – Add executive session to discuss Email sent by the ZA. (Moved Rich Phelan, seconded Robert Trask, passed unanimously)

Minutes Approval 9/16/26 (Moved Rich Phelan, seconded Bob Masey; passed unanimously)

Hearing:

Motion to open a public hearing at 5:15 (moved Paul Abraham, seconded Rich Phelan, passed unanimously)

At the hearing: The Applicants presented their application for a re-subdivision on Merrill's Ln. The board asked questions of the applicants and examined the documents that were submitted with the application.

Motion to close the hearings at 5:55 pm (moved Paul Abraham, seconded Rich Phelan passed unanimously) and the applicants left the meeting.

Old Business

The board discussed applying to make Londonderry a "10-acre town" under act 250. This would give the town more control over medium-sized development projects and speed up the development approval process. Paul Abraham moved that the board support having the town apply for 10-acre status, Rich Phelan seconded, passed unanimously.

New Business

The board discussed whether the bylaws require a hearing to demolish a commercial building. A date was set for a hearing for a permit to demolish the mill tavern on November 4th.

ZA Report

The ZA reported that there are applications for a brewery, new commercial spaces at 2000 N Main St, and a tiny home park at the former Dostal's property in the pipeline.

Enter into deliberative session 6:20 (moved Rich Phelan seconded Paul Abraham Passed unanimously)

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Leave deliberative Session 6:28 (moved Paul Abraham seconded Rich Phelan Passed unanimously)

Enter into Executive Session 6:29 (moved Rich Phelan seconded Paul Abraham Passed unanimously)

Leave Executive Session 6:31(moved Paul Abraham seconded Rich Phelan Passed unanimously)

Meeting Adjourned 6:34(moved Rich Phelan seconded Paul Abraham, passed unanimously)

Respectfully submitted, Will Goodwin, Zoning Administrator

Final draft approved by the Development Review Board on _____/_____/_____

Signature_____

Write Name_____