

Town of Londonderry
Vermont Development Review Board
Regular Meeting Minutes Wednesday, August 19, 2026

DRAFT

Board Members Present: Esther Fishman Chair, Paul Abraham (zoom), Bob Maisey, Rich Phelan (zoom), Pam Spaulding, Andrew Rackear (zoom)

Others in Attendance: Mary and Phillip Fitzpatrick, Jessica Rizio, Tom Walsh, Patty Eisenhaur, Will Goodwin ZA

Meeting called to order: 5:30

Additions or deletions to the agenda -Addition of Z.A. report (moved R.P., seconded B.M.; passed unanimously)

Minutes Approval 7/15/ 26 (Moved R.P., seconded P.A.; passed unanimously)

Motion to open a public hearing at 5:45 (moved P.A. seconded E.F. passed unanimously)

Public Hearing: Thomas Walsh's application for a five-lot subdivision off of Stoney Brook Rd.

At the hearing: The Applicants presented their case, the board asked questions of the applicants and examined the documents that were submitted with the application. The ZA also asked the applicant's engineer some general questions about act 250 to which she graciously responded.

Motion to close the hearings at 6:25 pm (moved P.A. seconded R.P. passed unanimously)

ZA Report:

The ZA reported that the adoption process for the new zoning bylaw amendment would be complete on 9/7/26.

The ZA asked the board about how they would feel about reviewing an application for a tiny home park under the Multi Family home rules, the board felt that they would rather that the Mobile Home Park rules be updated to allow higher density per acre instead.

There was a discussion of whether Londonderry should become a "10-acre town" under act 250, which would make it easier for smaller projects (under 10 acres, under 10 lot subdivisions) to get passed. The board felt this would be a good idea since there would still be state overview in critical areas such as wetlands, stormwater and erosion.

Discussion of next meeting: The next meeting will be 9/16/26 if there is sufficient business.

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Enter into deliberative session 6:34 (moved P.A. seconded R.P.; Passed unanimously) Applicants and guests left the building.

Meeting Adjourned: 6:51 (moved R.P. seconded E.F.; passed unanimously).

Respectfully submitted, Will Goodwin

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

Esther Fishman chair