Town of Londonderry, Vermont
Land Acquisition Task Force Meeting Minutes
October 21, 2026/5pm
John Morse Room/Town Office
100 Old School Street, South Londonderry VT 05155
Recurring Zoom meeting link: https://us02web.zoom.us/j/86554267444

1. Called Regular Meeting to Order at 5pm Oct. 21st

2. There were no Additions or Deletions to the Agenda [1 V.S.A. 312(d)(3)(A)]

3. Minutes approval-

Motion made by Taylor to approve the minutes of the September 16th meeting as originally drafted. Seconded by Nancy. All voted in favor, motion passed.

4. Public Comment-

None present or online

5. Discuss filling vacancies and minutes recording-

With no current volunteer the decision was made to determine it when the recording was available and try to turn that into the minutes with guidance from Aileen on the technology available. As far as vacancies go, there was discussion about the planning commission member and the community member at large positions being open. With the vacancies on other boards and commissions, it was determined we would see if anyone has interest although we can remain as a 5 member board with 2 vacancies as long as we have 3 members to make a quorum for each meeting. It may come down to less meetings based on what works for us to continue making progress with just 3 members. Discussed again inviting Gary Kleiman to help with financing, funding, grants and donations.

6. Continue discussion of specific parcels, smaller portions of larger parcels, uses and needs-

Discussed developing a general letter of appeal to open discussions with specific landowners about possible purchases or donations. It was mentioned that maybe a mailing or outreach would help get the word out that the town is looking for land opportunities. Discussion ensued about wastewater needs and the differences between the South Village Project phase 1 and 2 that is under construction and the North Village Project that may have a need for more capacity, in multiple locations, in future phases. Nancy suggested attending a Wastewater Committee meeting to better understand those needs. There was mention of land for sale adjacent to Pingree park as a possibility and discussion about how that could benefit the town due to proximity. It was mentioned that a parcel like that could check a few boxes like recreation and wastewater. There was discussion on how the new zoning rules could affect the feasibility of other uses. A few other areas around town that have some development established and ongoing were identified like Stoney Brook, subdivisions near Little Pond road, Sherwood Forest, Adams drive, Barker Road, Evergreen Lane and Cobble Ridge Road were discussed.

Mark began the conversation about reaching the point of purchase and how to make that happen. There was discussion about a town vote versus a Selectboard decision to purchase any properties. Identifying that our purpose was to identify valuable pieces for the towns needs and how to put it all together to present to the town.

Nancy asked about whether the Town would need to stay compliant with Zoning Restrictions in different Zones. It was assumed the answer was yes although checking with Will would verify that. Flood plain restrictions, road access/proximity, and other criteria were considered. It was asked about the benefit of town ownership versus the removal from the grand list. Some options about purchasing whole properties but only retaining portions for town use through the sale of unusable pieces. Considerations were made of Emergency services and the needs of those departments within the town center balanced with the affect of flood zones. It was mentioned that utilizing research done by the Wastewater Committee and other previous efforts may be helpful on not re-doing work that has already been done. There was further discussion about predictable development areas and how to prepare for those needs. The proximity differences for different uses such as housing being further out possibly and wastewater being more centralized was discussed. Locations near potential future sites of development was identified as an area to explore. Uses of currently owned town land was discussed and identified the importance of making the best use of what we have. It was determined that the usable land that the town owns has dwindled recently and over time.

It was discussed as a goal to propose a letter of Landowner outreach to the Selectboard for approval. Whether to distribute by mail or email was discussed based on the cost of postage. It was mentioned that outlining progress for the next meeting will ultimately help propel the task force towards actions to be taken at the culmination of the work and discussions over the course of the meetings. Outlining that the course of time will also reveal new opportunities that the Task Force can keep monitoring.

8. Adjourn-

Motion to adjourn at 6:15pm