

TOWN OF LONDONDERRY
PLANNING COMMISSION MEETING MINUTES
DECEMBER 22, 2025
100 OLD SCHOOL STREET
SOUTH LONDONDERRY, VT 05155

PLANNING COMMISSION MEMBERS PRESENT: Jennifer Greenfield-Chair, Trevor Powers, Stephen L. Twitchell. TOWN OFFICIALS PRESENT: Will Goodwin, Zoning Admin TOWNS PEOPLE PRESENT: Heather Stephenson, Dominique Boutin

1. CALL MEETING TO ORDER:

A quorum being present the Planning Commission Meeting of Londonderry, VT was called to order at 6:00 P.M. on December 22, 2025 by Jennifer Greenfield, Chair.

2. ADDITIONS/DELETIONS TO THE AGENDA [1 V.S.A. 312(d)(3)(A)]:

n/a

3. MINUTES APPROVAL (12/12/2025): Members had not had a chance to review last meeting minutes.

4. ANNOUNCEMENTS/CORRESPONDENCE:

Trevor mentioned a new educational program from VLCT for municipal leaders, which they can attend or stream.

5. VISITORS/CONCERNED CITIZENS:

Heather Stephenson raised concerns about the Public Hearing not being posted correctly in the newspaper and that a specific report needs to be voted on by the PC before holding a hearing and the zoning map needs to be included. She also stated the current draft was not aligning with state statutes, regional municipal plan that was just adopted, and town plan and to address regulatory issues that “cannot be enforced”. Issues identified include missing definitions, like “light industry, camping unit, emergency shelter, multi unit dwelling” misalignment with state acts (including Act 121 and steep slopes regulations from the state in July 2025). Heather also questioned Will’s qualifications as Zoning Administrator to make the informative decisions for document.

6. OLD BUSINESS:

a. Public Hearing:

The Public Hearing proposed date of January 12, 2026 could not be held because it was pointed out by Heather Stephenson that it was not posted in the Vermont Journal correctly, not including the new zoning map and that a report needs to be voted on by the PC before holding a hearing. The commission confirmed they already pulled the hearing notice and have a draft report prepared.

b. Review By-Laws:

The meeting focused to continue reviewing and updating the town's zoning document. (The last Zoning Bylaws which was last updated in 2009). Discussion on how the current planning commission has been working on the By-Laws document that the previous PC had presented at their public hearing when they hired a consultant via a \$30k grant. Will, who has been leading the review, explained that they took a pragmatic approach by removing all the unnecessary unenforceable requirements from the previous version rather than starting from scratch or going back to the original Bylaws from 2009. The commission acknowledged they worked from the same consultant's document that the previous pc had their hearing on (June 2024) and they only removed items they felt were unnecessary and unenforceable and didn't change any "definitions" from the previously funded consulting work. Acknowledgment that the timing of recent state legislation changes has made the process more difficult

Decision was made to pause and review the document more thoroughly before proceeding. The group discussed the need to align definitions with state laws, regional planning commission requirements and new state Acts. They agreed to take a methodical approach, addressing obvious issues first and making necessary updates before setting up another public hearing. The team plans to meet again on January 12th to continue their review.

8. COMMITTEE UPDATES:

n/a

9. ADJOURN:

Steve moved to adjourn the meeting. Trevor seconded and the motion passed unanimously. The meeting was adjourned at 6:50 P.M.

Respectfully submitted,

Jennifer Greenfield, Chair

Remote Information:

web: <https://us02web.zoom.us/j/87264010470>

Meeting ID: 872 6401 0470