DRAFT

TOWN OF LONDONDERRY, VERMONT
100 OLD SCHOOL STREET
PLANNING COMMISSION MEETING MINUTES
JUNE 23, 2025

PLANNING COMMISSION MEMBERS PRESENT: JENNIFER GREENFIELD-CHAIR, BRENT BAMMARITO-VICE CHAIR, PAMELA J. SPAULDING-CLERK, TREVOR POWERS, STEVEN TWITICHELL

TOWN OFFICIALS: WILL GOODWIN-ZONING ADMINISTRATOR

CITIZENS: DOMINQUE BOUTIN, GEOFF HATHAWAY FROM MAGIC MOUNTAIN

1. CALL MEETING TO ORDER:

A quorum being present the Planning Commission of Londonderry, Vermont was called to order at 6:01 P.M. on June 23, 2025 by Jennifer Greenfield, Chair.

2 ADDITIONS OR DELETIONS TO THE AGENDA [1 V.S.A. 3129(d)(3)(A)]: none

3. MINUTES APPROVAL (06/09/2025):

Brent made the motion to approve the minutes of 06/09/2025. Trevor seconded and the motion passed unanimously.

4. VISITORS AND CONCERNED CITIZENS:

a. Invitation to Geoff Hathaway. Discuss Magic's History and Future-Town Plan:

"Magic Mountain's Sustainable Ski Resort Future":

"The discussion focused on Magic Mountain ski resort's operation and future plans. The resort has made significant improvements to sustainability, including converting to electric snowmaking systems and expanding from 45 to 100 employees. They maintain a unique position as a smaller, less crowded ski area with a strong local focus, offering competitive skiing at a lower price point than nearby resorts. The resort is exploring development opportunities on their land, including potential mixed-use residential and commercial projects, while also investing in wedding venues and community spaces. The discussion highlighted concerns about housing availability for both employees and visitors, with the resort considering affordable housing options to address workforce challenges."

"Magic Mountain Community Updates":

"The meeting focused on various local issues and updates. Participants discussed the unitque characteristics of Magic Mountain compared to other ski areas, emphasizing its smaller size and community-oriented atmosphere. They also addressed changes in local demographics and the challenges faced by smaller ski areas in Vermont. The group reviewed plans for upcoming events, including the Independence Day celebration with fireworks on Sunday and parade on Saturday." Geoff also mentioned the question about expanding summer activities, such as trails for hiking and working with One Londonderry. Of particular interest to the group was the Dostal Property. Magic has first right of refusal for it being sold. Geoff mentioned the possibility of tearing it down and creating a mixed-use property. One question asked was about the wastewater pond that Magic has. Geoff stated that the wastewater pond is currently at capacity. He also mentioned that there is a need for people to stay given the lack of AIRBNBs, the ordinance limiting the short term rentals to 50 days per year, and the lack of hotel rooms. Steve applauded the management group of Magic Mountain and thanked Geoff.

5. OLD BUSINESS

a. Discuss Zoning Bylaws Section 2.

Will is busy reformatting and will send out a new copy soon.

Pam mentioned that the Housing Commission was concerned about the types of commercial enterprises that would be allowed in the Commercial districts as well as a Noise Ordinance. Will stated that a Noise Ordinance is up to the Select Board. Pam read an email she had received from Paul Abraham asking if "you looked at Roberts Road area for rezoning? The DRB had an application a couple of years ago for a variance and we discovered that basically all of the lots are nonconforming up there and it might be a good area for smaller sizing." Will will send a map of the area in question. It is zoned for 3 acres but has 1 acre lots.

Jen questioned the horse farm on Thompsonburg Road with its multiple lights. The Select Board may have jurisdiction over this. Pam asked about the horses on West River Road and, again, may be up to the Select Board. It is in a RR1 Zone.

After a brief discussion and explanation, Pam made the motion that any driveway be 20 feet from property lines. A variance will be required for any driveway not meeting that restriction. Brent seconded and the motion passed unanimously.

b. Discuss effects of ACT 181 on Bylaws:

Will will check ACT 181 but feels most of it is verbiage impacts.

c. Discuss revisions to Town History portion of Town Plan.

Will presented the group with a copy of the current history with suggested deletions/changes. Basically there are no dairy farms anymore. There is an emphasis on getting input from town people. Steve will work with Mimi from the Historical Society to get more information about the town parks and their development. Jen has volunteered to type up the revised history. Suggestions to be included is the impact of COVID, the STR, the Floods of 2023, the History of the Town Hall, update information about the Fire Departments and the Rescue squad. Steve suggested that Londonderry also has a strong Hunting/Recreation culture and this should be included. This is an ongoing project through August.

The Town Plan expires in October and may need to readopt the Town Plan as this may be legally required. Jen received an e-mail from Matt Bachler from the Windham Regional Planning Commission and will reach out to him. There are public meetings required by both the Planning Commission and the Select Board before the Town Plan can be adopted. Pam mentioned that the Housing Commission had wanted to be involved in the town plan and suggested that the Housing section be turned over to them for the update as they had the data required.

Some of the comments were about whether or not ACT 181 needed to be included in a specific section, archaeological studies, the presence of Abenaki travelers, and the significance of potash on the local wool industry.

d. Discuss Survey Questions/How to Proceed from here.

Pam presented the survey questions that she had prepared. No one else had questions. No one suggested any deletions to the survey but the following are to be added.

"Is your AIRBNB hosted or non-hosted."

"Do you have trouble finding employees due to affordable housing?"

"Second home owners/registered voters:" What drew you to the town."

Pam will add those to the questionnaire.

Next Step: How to present the survey: Steve will connect with Tom Cavanagh about being able to set up a table at the transfer station for this purpose. Also suggested was Music Mondays.

e. Update re. Webinar in July: After a brief discussion Pam made the motion to table this. Brent seconded and the motion passed unanimously.

6. NEW BUSINESS:

a. Budget

The group discussed the need for an end-of-year report. There is also the question of what to do, if it is not too late, about the unspent funds from the fiscal year of '24-'25 and considered using some of this money to improve their meeting system. The group would also like to know how Ryan Anderson, IT, gets paid and would like to see quarterly reports from the town treasurer.

b. September Meetings: 3rd and 5th Monday.

Pam mentioned that the first Monday in September is Labor Day so the Select Board has moved their meetings in September only to the 2nd and 4th Mondays. It was pointed out that we now have two meeting rooms but keeping our schedule would prevent any of us from attending the Select Board meetings. Pam made the motion to hold our September meetings of 2025 only on the 3rd and 5th Mondays at 6 P.M. Trevor seconded and the motion passed unanimously.

7. COMMITTEE UPDATES:

a. STR:

There will be a special town meeting on July 19th at 9:30 A.M. to vote on the amendments. This is a town vote and not one that is done by Australian ballot. The commission agreed to encourage voters to turn out.

b. LTR.

Jen had received an e-mail from Meg Mott, who works with the UVM Extension Service's Ecological Planning Lab. She stated she had been in touch with Tom Cavanagh and specifically mentioned the Community Emergency Preparedness Plan, which is part of the Derry Resilience Project. Pam noted that Rich Pheln is the Project Champion for this and that the Planning Commission is not listed as a Project Partner. It was suggested that Jen write to Meg with this information.

c. Housing

As previously mentioned the Housing Commission would like to be involved in the Housing Portion of the Town Plan.

d. Others (Wastewater Update)

There will be a Q&A, primarily for the potential users of the Wastewater system coming in July. At the time of this meeting the date and time had not been determined. Committments.

8. COMMUNICATIONS:

All emails/communications were discussed under the appropriate heading.

9. ADJOURN;

Pam made the motion to adjourn, Brent seconded and the motion passed unanimously. The meeting was adjourned at 8:32 P.M.

Respectfully submitted,	Authorized,
Pamela J. Spaulding-Clerk	Jennifer Greenfield-Chair