

**TOWN OF LONDONDERRY, VERMONT
PLANNING COMMISSION
FEBRUARY 10, 2025**

COMMISSION MEMBERS PRESENT: Jennifer Greenfield-Chair, Brent Bammarito-Vice Chair, Steven Twitchell-Clerk, Trevor Powers, Pamela J. Spaulding

TOWN OFFICIALS: Will Goodwin-Zoning Administrator

IT: Ryan Anderson

Others: Paul Hendler, Sheila Selden, Recording Secretary Pro Tem, Patty Eisenhaur-Housing Commission Chair via ZOOM, FL (unidentified) via Zoom.

1. Call Meeting to Order

A quorum being present the meeting of the Planning Commission of Londonderry, Vermont was called to order at 6:05 P.M. on February 10, 2025 by Jennifer Greenfield, Chair.

2. Additions or Deletions to the Agenda **[1 VSA 312(d)(3)(A)]**

Pam moved to add under Old Business, Item d, a discussion Open Meeting Law and Ethics Training. Furthermore I move to add under New Business a meeting with Ned Swanberg. Trevor Powers seconded and the motion passed unanimously.

3. Minutes Approval

Minutes for the previous minute were not available for approval.

4. Visitors and Concerned Citizens

No comments

5. Old Business a. Review and Discuss Budget and IT Services

Ryan Anderson has been approved to provide IT Services for the Planning Commission at a rate of \$25.00 per hour without benefits with a probationary period of 6 months.

Pam said that she would like to get on the agenda for the next Select Board meeting, if possible because of its proximity to Town Meeting, to see if we can get their decision about the '24-'25 stipend donation to the Town Hall Renovation. Sheila has been given an Employee Application Form to fill out if she decides to accept a position to transcribe minutes and she would be working with Steve to do this.

b. Zoning Bylaws Section 3, prep for Select Board to review.

Will and Pam did meet and as a result of some of my questions, Will was going to do some more research. There was one section that I did want to discuss with the whole Commission. That section is 3218b. Specifically, it deals with how many litters can be had in

any 12 month period. A dog goes into estrus twice a year and having 3 litters in one year would mean that there would be a forced estrus. I would recommend that a dog not have more than 1 litter every two years. Will will look into what other towns are doing and what the State allows.

The Commission requested a “clean copy” before sending to the Select Board, etc. The Commission discussed showing it to the town’s lawyer or proofreader first. A clean copy will go to the Windham Regional Planning Commission, lawyer, proofreader, Select Board, and at least one public hearing must be held.

c. Discuss and Review Zoning Bylaws Section 2

Will suggested going back to the old districts and tweaking some of those; including Commercial districts, adding back Shoreland Districts, such as Lowell Lake, Gale Meadows (part of which is in Winhall). He then skipped to Section 2200. There are two flood zones: floodway and flood fringe. Zone AO: flood insurance zone. The suggestion was made to expand the commercial district to include Smith’s Mill and Laser’s.

Other key points: Zoning Map is on the Town Website

Get rid of Railroad lines because those no longer exist.

Will is making a list of old and new uses and see what the differences are. He will present those at the next meeting.

Londonderry will follow whatever the State allows for flood zone construction. Everything in South Londonderry will likely be in a flood zone.

2023 Conservation Overlay District: 50 acre zoning has been eliminated.

Discussion making Sherwood Acres one-acre zoning.

d. Open Meeting Law and Ethics Training:

Paul Hendler asked the question as of now, other than minor changes discussed, will the districts remain the same? Will stated that he will keep the original districts unless there is a clear reason to do otherwise.

Steve asked about the South Derry Master Plan and about getting a road to the Town Office from Thompsonburg Road. Should the area be zoned mixed use? Will said no. Keep zoning as is unless something changes in the future. Some general discussion followed concerning roads that might cut across eventually.

Pam was able to find the trainings and, depending on your search engines, you may have the same kind of luck. The Open Meeting Law training has both a video and PDF forms. The Ethics Training is a video and has a State and Municipal section so we would need to do the Municipal section. That video is 45 minutes long. Pam will send those to Jen.

6. New Business

a. Pam will take a proposal for a joint meeting as previously noted in Additions or Deletions to the Select Board. Ned Swanberg mentioned that he would be willing to meet with the Select Board and the Planning Commission. Pam would like to put the idea to the Select Board about that, and include the Housing Commission, the Conservation Committee, or possibly a public forum to hear about River Corridors.

7. Committee Updates;

Housing: Pam was curious about the Commission’s stance on subsidized housing. The Housing Commission’s meeting is tomorrow night. Subsidized housing can be for seniors or for those earning less than a certain dollar amount who would not otherwise be able to afford rents,

even if anything was available in the town and yet provide part of our work force. It was noted that the Planning Commission should rely on state funds rather than federal. Steve suggested Springfield Housing Authority might be a source of information and possibly funds. Is it illegal for the town to own properties? How would the town manage rental properties? How is Rest Haven owned? Where will people live given that the population is aging and there is no affordable housing to downsize to? Steve suggested a housing trust such as Champlain Housing Trust to look into. Steve is researching options for his own need but will provide information for the Commission. Discussed Section 8 housing as opposed to subsidized. Workforce housing was the term suggested by Jen. Discussed break-ins at Magic View Motel. Concluded with more information is needed.

Discussed possible cap on Short Term Rentals. There are 3 STRs that are hosted and over 100 that are not. It is probable that there will be a cap as well as a year or 2 years that the house cannot be rented out as a STR.

Discussed 2028 as being not too far away in regards to the River Corridors initiative.

Discussed making space somehow for the water south of Williams Dam to flow without flooding houses. Until 2028 you can put outside improvements on houses in the River Corridor zone and after 2028, those improvements will not be allowed.

8. Communications:

There will be a meeting of the Windham Regional Planning Commission on February 13, 2025. The Londonderry Planning Commission will try to attend.

Discussed whether Grant money and monies for projects will be available if monies are not already in hand.

9. Adjourn

Pam made the motion to adjourn. Trevor seconded and the motion passed unanimously.

The meeting adjourned at 7:39.

Respectfully submitted,
Sheila Selden
Respectfully updated,
Pamela J. Spaulding (03/10/2025)

Approved

Jennifer Greenfield, Chair
Londonderry Planning Commission