

TOWN OF LONDONDERRY, VT

PLANNING COMMISSION MEETING MINUTES

NOVEMBER 10, 2025

100 OLD SCHOOL STREET

SOUTH LONDONDERRY, VT 05155

PLANNING COMMISSION MEMBERS PRESENT: Jennifer Greenfield-Chair, Brent Bammarito-Vice Chair, Pamela J. Spaulding-Clerk, Trevor Powers, Stephen L. Twitchel.

TOWN OFFICIALS PRESENT: William Goodwin- Zoning Administrator.

CITIZENS: Dominique Boutin by ZOOM

1. CALL MEETING TO ORDER:

A quorum being present, the Planning Commission of Londonderry, VT was called to order at 6:00 P.M. on November 10, 2025 by Jennifer Greenfield, Chair.

2. ADDITIONS/DELETIONS TO THE AGENDA:

Pam moved that under Old Business as Item b, a discussion of the addition of the “WRC Model Flood Hazard Regulation” submitted by the Zoning Administrator be added. Brent seconded and the motion passed unanimously.

3. MINUTES APPROVAL (10/27/2025):

Brent moved to accept the minutes of 10/27/2025. Trevor seconded and the motion passed unanimously.

4. ANNOUNCEMENTS/CORRESPONDENCE:

Jen made the the following:

An email had been received from Tina regarding a meeting regarding the budget to be held on 11/17/2025 at 3 P.M. at the Town Office. Jen and Pam to attend.

An email had been received from Matt Bachler from the Windham Regional Planning Commission regarding a meeting to be held on the 3rd, 4th, or 5th of December regarding the Town Plan with it then going to the WRC Executive Board on December 9th. It would be held remotely via ZOOM and would be of short duration.

An email was received from Heather Stephenson requesting a copy of a red-lined document of the By-Laws that were previously submitted to what we have now. It was decided that Jen would send a reply to Heather that this is not feasible due to the number of changes that have been made during the last approximately 18 months.

Pam had received an email about “ACT 250 Expansion Tier 3 and Road Rule to be held on November 19 at 10:00 A.M. The meeting is free. Pam will forward a copy of that to Jen.

5. VISITORS/CONCERNED CITIZENS:

No comments.

6. OLD BUSINESS:

a. By-Laws Sections 4 and 5.

Jen asked the following questions:

Section 4203, Page 113: Formatting of “old” vs “new

Section 4300: Notes Will’s note” Heading

Section 4304 #3: Comment on the side: new rule will save time and money. As this was just a comment it is not needed.

Section 4306, #3:

Page 126: Terminology missing a: look at old draft.

Charts in old draft, page 31: look to add back in (old page 25); it is a criteria chart.

Question of adding “How To Data Centers” William will look into it. Has to do with Public Utilities.

Pam asked about the following:

Section 4: use of he/she versus they: he/she is the way it appears in the WRC document.

Section 5: page 150: regarding Lights: should “line of sight” be added; the answer is “no” because of the use of “lights must be shielded.”

Page 159: Yards: Question about the extent of yard being the full width of the lot and whether or not this negated the use of buffers between lots. It does not.

b. WRC Model Flood Hazard Regulation Discussion:

Town can have own regulations added to the FEMA regulations.

Will changed the order from what was submitted to him because he felt the order would make more sense.

2212:

Page 11: Variances: Deletion: Option 1: Engineering.

Page 13: Changes made, Page 14 change.

Page 15: Number of copies needed changed.

Page 16: Will has names.

Page 17: Covered.

Page 18: Hearing is the same.

Page 20: Appeals.

Page 22: Omitted.

Page 27: Option 1: Lower standard.

Restrictions of parking.

Took out definitions that are already covered.

The following questions were asked:

Page 12: Definitions: left up to the engineers.

Page 19: What is NFIP: National Flood Insurance Program.

William will try to have the draft ready in two weeks so we can prep for the public hearing.

c. Finalize for Public Hearing.

The question was asked if we had to submit the paperwork to all the parties listed as this

is a revision of what has previously been submitted. The answer is “yes.”

We have to “nail down” the draft.

We should be on track to hold the public hearing on December 22, 2025. 15 days prior to that is when the notice has to appear in the newspaper and the copies have to be sent to multiple places.

William to have the next draft by the 24th of November.

7. NEW BUSINESS:

a. Discussion about additions to the new town website:

Even though the new website is supposed to go “live” soon, we can still submit any changes. It was decided that just Jen’s telephone number should be listed for contact information and that the Town Plan and By-Laws should be left as it is. Our 2025 Rules of Procedure should be added. Pam to contact Aileen regarding this.

8. COMMITTEE UPDATES:

Jen attended a Housing Event in Springfield. Small, affordable houses was one of the topics as well as PLANTIRS, which is a septic system but has to be contained in a building that would allow some consistency of temperature above freezing due to the nature of the system.

No other updates about committees was offered.

9. ADJOURN:

Pam made the motion to adjourn. Brent seconded and the meeting was adjourned at 7:12 P.M. by unanimous vote.

Respectfully submitted,

Pamela J. Spaulding, Clerk

Jennifer Green field, Chair

Remote information:

web: <https://use02web.zoom.us/j/85789078554>

meeting id number: 857 8907 8554