

**TOWN OF LONDONDERRY
PLANNING COMMISSION MEETING MINUTES
DECEMBER 8, 2025
100 OLD SCHOOL STREET
SOUTH LONDONDERRY, VT 05155**

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

TOWN OFFICIALS PRESENT: Patty Eisenhaur-Housing Commission Chair

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 8, 2025 by Jennifer Greenfield, Chair.

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

Pam moved to add under New Business, Item b, a discussion of another date for the Public Hearing. Brent seconded and the motion passed unanimously.

3. MINUTES APPROVAL (11/24/2025):

Brent moved to accept the minutes. Steve seconded and the motion passed unanimously.

4. ANNOUNCEMENTS/CORRESPONDENCE:

Jen stated she had received an email from Aileen (Town Administrator) about learning how to add the Agenda to the Town Website along with the other chairs of the Town. Included in the email was having the chairs access the vault to put the agendas and minutes in a binder there. Jen stated she did not want to have access to the vault. Pam stated she would also like to be able to post the minutes to the Website as that would save Jen the problem of having to do so.

Jen also stated she had attended the on-line hearing of the WRC regarding our Town Plan. There were no questions asked and the next step is the Executive Session tomorrow.

Jen received an email from Will recommending the Public Hearing be held on the 12th of January.

5. VISITORS/CONCERNED CITIZENS:

Patty stated the Housing Commission will be doing a side-by-side comparison with the proposed by-laws that had been rejected especially in regards to the recreational districts. The loss of Revival Kitchen begs the question of whether or not a new building would have to conform to the new by-laws or would it be grandfathered in. It was determined that Will would have more definitive answers to her questions.

6. OLD BUSINESS:

It was determined that switching items a and b would be best.

a. Public Hearing:

Based on the fact that the Public Hearing proposed date of December 22, 2025 could not be held because it was not posted in the Vermont Journal, a new date of January 12, 2025 was proposed. The posting in the Vermont Journal should appear in the paper that comes out the week of December 22nd, which means it has to be submitted the previous week. Jen will contact Aileen to have her help with this.

b. Work on Derelict/Abandoned Buildings Ordinance:

Discussion on this included concerns about whether this would include barns and sheds on private property, whether or not this would create an HOA in the town, and about it being, not only an aesthetic issue but also a health and safety issue. Pam and Jen had similar ordinances from Windham, Cavendish, Wilmington, Readsboro, and Wallingford, among others.

It was determined to present this to the Selectboard.

Pam made the motion to ask the Selectboard if they know if there is an interest in creating an ordinance regarding abandoned/derelict buildings. Brent seconded and the motion passed unanimously.

8. COMMITTE UPDATES:

STR: There has no meeting set as yet. Discussion included a repeat about the formation of an appeals board.

Pam also mentioned that those whose terms expire should submit an application as an incumbent to continue as the terms usually expire on Town Meeting Day.

9. ADJOURN:

Pam moved to adjourn the meeting. Brent seconded and the motion passed unanimously. The meeting was adjourned at 7:10 P.M.

Respectfully submitted,

Pamela J. Spaulding
Clerk

Jennifer Greenfield
Chair

Remote Information:

web: <https://us02web.zoom.us/j/87264010470>
Meeting ID: 872 6401 0470