

TOWN OF LONDONDERRY, VERMONT

PLANNING COMMISSION MEETING

MARCH 10, 2025

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

Town Officials: Will Goodwin-Zoning Administrator

Others: Dom Bouting

1. Call Meeting to Order:

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

2. Additions/Deletions to the Agenda:

Pamela Spaulding proposed moving items a to b and b to c from old business to new business, tabling discussion of Section 3, and tabling the acceptance of minutes until that time. All were in agreement.

3. Minutes Approval: Tabled.

4. Visitors and Concerned Citizens: No comments.

5. Old Business:

a. Discuss Windham Regional status and assistance on new Zoning Bylaws vs adapting/updating old Bylaws.

Windham Regional redoing town plans. Jen Greenfield mentioned a meeting with Windham Regional representatives and the need for their help. Windham Regional representatives will assist with specific questions but won't approve Bylaws.

Will stated that Bob Fisher, Town Attorney, will be reviewing the Bylaws and that it is up to the Selectboard regarding billable hours as to how he will be paid.

Brent said the Selectboard is expecting the expense.

Patty Eisenhaur has requested the latest draft available.

Will has found a proofreader.

b. Review and discuss Zoning Bylaws Section 2 (Section 3 tabled), prep for Selectboard/Windham Regional Review.

Will: Using Categories makes it easier to go through.

Discussion on converting residential areas to commercial zones, specifically around Smith Mill and other properties. Considerations include the impact on residents, property values, and potential for multi-use developments.

Concerns about the upcoming 2028 FEMA map affecting properties in the River Corridor, impacting insurances and mortgage options for homeowners.

No conclusions were reached regarding Lawrence Hill Bridge and Dam Removal, Zoning Permits, Commercial and Residential Districts, Firewood Processing as Home Business, and Tank Farms and Waste Services. Further review is needed.

6. New Business

a. Discuss Zoning Districts.

Zoning Regulations, Conservation District, Village Residential and Commercial Districts were discussed.

b. Review and Discuss Minute Taker Services. We have not heard back from Sheila as to whether or not she is interested in taking the position. Steve states he knows her from the Transfer Station, that she lives in North Derry and was the minute taker for the Peru Planning Commission. Pam mentioned issues with the current minute formatting and presented minutes she had done based on those. Brent moved to approve the February 10th minutes Pam presented. Jen seconded and the motion passed unanimously.

c. The committee addressed an anonymous complaint regarding an alleged violation of the Open Meeting Law regarding timely posting of minutes.

Pam moved that pursuant to an unsigned email to Shane O'Keefe, former Town Administrator, alleging a non-compliance with the Open Meeting Law regarding the posting of minutes on the town website, the Planning Commission acknowledges the non-compliance and that remedial action, including the use of AI technology for draft minutes. The motion passed unanimously. The commission discussed the challenges of getting minutes posted on the town website within the required time frame.

7. Committees:

Short Term Rental Regulations: The committee discussed the ongoing work on short-term rental regulations, including potential caps on rentals and registration timelines. They also considered aligning the fiscal year with the calendar for tax purposes.

The committee discussed the need for a new website to improve the navigation and posting of minutes.

They also talked about reviving the town newsletter to keep residents informed.

8. Communications: none

9. Adjourn: Pam made the motion to adjourn; Brent seconded; motion carried unanimously. Meeting adjourned at 7:52 P.M.

Respectfully submitted,

Signed,

Pamela J. Spaulding

Jennifer Greenfield, pChair