

TOWN OF LONDONDERRY
PLANNING COMMISSION OF LONDONDERRY MEETING MINUTES
SEPTEMBER 15, 2025
100 OLD SCHOOL STREET
SOUTH LONDONDERRY, VERMONT 05155

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

TOWN OFFICIALS: William Goodwin-Zoning Administrator, Patty Eisenhour-Housing Commission Chair.

1. CALL MEETING TO ORDER:

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

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

Pam noted that under 7a. it should read "Planning Commission Rules of Procedure because it refers to our document.

Pam made the motion that 7b. be added to "Discuss/ Accept Landgrove's Town Plan because their meeting is coming up soon. Brent seconded and the motion carried unanimously.

3. MINUTES APPROVAL (08/25/2025):

Brent made the motion to accept the minutes as written. Trevor seconded and the motion passed unanimously.

4. ANNOUNCEMENTS/CORRESPONDENCE:

a. Update re. Letter

Pam had presented our letter re. Magic View to the Selectboard at their last meeting and have also been in contact with Thom from Neighborhood Connections who provided her with addresses as to where it can be sent. She read a part of the email she had received from Thom to wit: "In fact, a fairly dangerous man has just been placed there in the last few days, putting existing residents and those of us who work with them at risk." She will get the letter sent

b. Letter needed for Solid Waste

Pam mentioned that at the last Selectboard meeting the new head of Solid Waste made a presentation after which he would need a letter from the Planning Commission. Since he was not more forthcoming about what that would entail, she emailed him requesting more information. He has not gotten back to her as yet. The question remains as to whether the Planning Commission wants to invite him to a meeting to explain what he wants. Since this would need a motion, it was determined that no, he will need to reach out to us.

Pam mentioned that the Town Office is having an Open House on October 24, 2025 from 3 P.M. to 6 P.M. and they would like representatives there. Jen will not be able to attend. Steve

volunteered to be there and will need to find someone to cover for him at work. Pam will also be there.

Pam mentioned that the Selectboard is having a special meeting on Friday, September 25, starting at 5 P.M. They will also be having a Meeting on Monday, September 29th, starting at 6 P.M., hopefully to adopt the Town Plan so they can hold their public meeting on 10/29. This means that we should have a regular meeting on the 26th after the public meeting. There is a way to do this that can be discussed under the New Business item.

Pam also asked that the Planning Commission be added under “Town Officials” for the Selectboard agenda so we can provide them with regular updates.

Steve mentioned the Hazardous Waste Collection on October 4 from 9 A.M. to 12 Noon at Flood Brook School.

5. VISITORS/CONCERNED CITIZENS: none

6. OLD BUSINESS:

a. Section 1 of Bylaws for Completion;

Will: Zoning:

Country Inns are now zoned differently than others. “Country Inn” was eliminated and put in Hotels/Motels. A Country Inn can have a Bar and Restaurant. This refers to the Frog Inn, which would like to reopen but it has been closed too long. A Bed and Breakfast is Owner/Operated. Will will leave in until Bylaws have passed. Pam asked if this didn’t fall under the purview of the DRB. Will is not sure but will check. There was discussion about the property and the possibility of it being seen as an artist retreat. There are outbuildings on the property. Will has only talked to the caretaker.

Patty Eisenhaur: Questions from the Housing Commission

?Purpose: Present and Future: more than a Town Plan. Question about the Community Waste Water re. Capacity as at present there is discussion about the Wastewater Project having enough capacity. 1101. Page 10: Fences/Walls reference 6.5 feet tall wall. Opinion: removed requirements for front yards. Brent replied: gas tanks may be under gas company’s purview. Patty also mentioned the future of cisterns which are used in California.

1105. Page 2. Group Homes. State statutes and cannot be changed by this Commission. The question was raised because sometimes Group Homes share staff, resources, etc.

1205. General discontinued used for “time thing” all landowners. Looking at past, present, and future.

1301. Non-conforming Structures: Housing allowed in any district; meets the set-backs.

1303. Non-conforming Lots-appears to be housing friendly. Sherwood Forest came up in Housing Conversations. Is it going to be 3 acre or 1 acre lots and it is going to be 1 acre lots. Can there be new development and that would be dependent on the terrain. Can there be division of lots and the strip of land has to be 35 feet wide.

Pam: #2. b. Typo: the “W” should be capitalized.

Page #11, #18: State Code per Brent.

Page #12-27

Page #28 regarding the Garage Sales, etc. item, it had also been decided that those type of sales could not extend beyond 3 consecutive days and 12 days in any calendar year. This would allow for multiple sales but would prevent a sale lasting more than 3 days at any given time.

Page #15, 1207: This does not take care of the house on Winhall Hollow Road that is in such disrepair and is falling down on itself. This may require an ordinance and is under the purview of the Selectboard.

Will: Conservation section is small, ridge tops. He will send information. Would need a special hearing for ridge tops, steep slopes.

Jen: 1101 Page #10. 6b. Questioned the one acre of soil removal. There are 16 cubic yards in a standard dump truck. Have to meet state standards for erosion control.

Page #11: #11 is okay.

b. Budget Update:

We have not yet received the budget update for fiscal year '24-'25 as requested nor any monthly reports. The audit for that period of time may not be done yet.

7. NEW BUSINESS:

a. Prepare for the Public Hearing re. Town Plan. Robert's Rules of Order, Planning Commission's Rules of Procedures.

Pam presented a proposed agenda that is similar to what the Selectboard did when they held a public meeting and then followed it with the a regular meeting. The Public meeting would be called to order and then adjourned after the public had the public had a chance to talk about the Town Plan. The regular meeting would then be called to order and that business completed.

Pam also reviewed about the seating arrangement suggested by Robert's Rules of Order as well as the opening statement that should be read by the Chair. Pam will type that up for Jen to read. This follows Robert's Rules of Order as well as our Rules of Procedure. The last statement that is read would be "Anyone who is uncivil or causes a disturbance will be asked to leave."

b. The Landgrove Town Plan for 2025 has been received. Pam made the motion that Jen send a congratulatory email to them and express that we have no concerns regarding their Town Plan so they can move ahead with the process. Trevor seconded and the motion passed unanimously.

8. Committee Updates:

Pam mentioned that Chrissy Haskins made a presentation about the Wastewater Project and mentioned about the sidewalk issue, especially the side walk going north on Route 100 from the corner near the Corner Store towards Crescent Street. The repair of this would entail tearing down a retaining wall as well as making the side walk 4 feet wide, which is now a requirement. This would not fall under auspices of VTRANS but the Town and there is really not enough roadway space to do this.

Pam mentioned that a presentation had been made to the Housing Commission by a small developer about what she has done. She uses a company that stick builds the houses in a warehouse and then erects them on site.

9. ADJOURN:

Pam made the motion to adjourn the meeting at 7:38 P.M. Brent seconded and the motion passed unanimously.

Respectfully Submitted,

Pamela J. Spaulding
Clerk

Jennifer Greenfield
Chair

TOWN OF LONDONDERRY

SHARE LINK; [https://us02web.zoom.us/rec/shareLzpkkO51-4GXgEL7AYSpbJxXjt2zVRFJZ3YrDJAHts8llUB.flC7Navpx4sNt_Ez](https://us02web.zoom.us/rec/share/LzpkkO51-4GXgEL7AYSpbJxXjt2zVRFJZ3YrDJAHts8llUB.flC7Navpx4sNt_Ez)

PASSWORD: VK3Umr#t