

APPROVED

Town of Londonderry, Vermont

Planning Commission Meeting Minutes

May 12, 2025

139 Middletown Road, South Londonderry, Vermont

Planning Commission Members Present: Jennifer Greenfield-Chair, Brent Bammarito-Vice Chair, Pamela J. Spaulding, Steven Twitchell
Absent: Trevor Powers

IT: Ryan Anderson

Town Officials: Will Goodwin-Zoning Administrator. Nancy Jensen and Paul Abraham-Housing Commission

Citizen: Paul Hendler

1. Call Meeting to Order:

A quorum being present, the Planning Commission of Londonderry, VT was called to order at 6:04 P.M. on May 12, 2025 by Jennifer Greenfield.

The meeting began with technical difficulties as related to the ZOOM apparatus. This was resolved and the meeting started.

2. Additions/Deletions to the Agenda: [1 V.S.A. 312(d)(3)(a)]

Planning Commission and all others present introduced themselves.

Pamela moved to add under Old Business item a, subsection I, discussion of clerk. Brent seconded. Motion passed.

Pamela moved to delete discussion of Section 2 of the Zoning Bylaws until such time as the education in May and June of ACT 181 can be accomplished and agreed on which handout would be discussed. Brent seconded. Motion passed.

Pamela moved to add under Old Business, replace d with item e, the signing of Rules of Procedure. Brent seconded. Motion passed.

Pamela moved to add #6 New Business, item a. Discuss requesting quarterly budget reports. Brent seconded. Motion passed.

3. Minutes Approval:

Pamela mentioned the correction under #8, spend replaced with the word spread. Brent moved to accept the minutes as corrected. Steve seconded. Motion passed.

4. Visitors and Concerned Citizens:

Paul Abraham and Nancy Jensen from the Housing Commission: Discussion on the challenges of increasing housing density and lot sizes in the village areas, especially as it relates to the wastewater capacity. The possibility of increasing accessory dwelling units explored. The importance of the Housing Commission and Planning Commission staying connected, especially as it relates to attending meetings and being informed about ongoing projects

5. Old Business:

a. Review and Discuss Minute Taker Services.

Position has been posted and is also on the "Doings in Derry Newsletter."

i. Position of Clerk: A nomination for the position of clerk was made and declined at the last meeting. At the beginning of the meeting, the public must be made aware of that in order to speak they must indicate that they want to speak and be recognized by the chair, state their full name as well as being signed in; that if anyone wants to make a motion it should be written down to ensure accuracy in the minutes. That it is difficult to follow the AI as it is not in chronological order so it takes time to incorporate it into the minutes. There is also difficulty in getting minutes that have been accepted on the Town Website as accepted and Pamela wonders if this is because the minutes have not been signed. So the question remains as to what we want to do about the position of clerk. Brent nominated Pamela Spaulding who agreed this time to accept the nomination. Steve seconded and the motion passed.

b. and c. Uses and Discuss Zoning Districts/Zoning District Boundaries:

The handouts from Will were reviewed. The Commission discussed the zoning of various areas in the town, including South Derry, the resource conservation overlays, the possibility of development in certain areas. Changing some dimensional standards in certain areas was discussed. Will to send additional information to the Commission members for review at the next meeting. He will also research other concerns brought forth under this discussion.

d. Rules of Procedure: The Rules of Procedure were already adopted and just need to be signed. The Commission was asked to sign the document and stay after the meeting until copies could be made. Jen moved to have the document signed and the Commission stay until copies could be made. Brent seconded. Motion passed.

6. New Business:

Pamela moved that quarterly budget reports be requested, starting with an end of year statement so that the Commission would be more aware of where the monies were being spent. Jen would make the request to Tina. Brent seconded. Motion passed.

7. Committees:

STR: The STR ordinance has been challenged by at least one person especially as it relates to the one year hiatus on any new purchase before it can be turned into a STR and the 50 day limit to rentals /year.

A discussion on the Flood Brook School future and what it would mean to the town if the school closed. Also discussed was the overall reconfiguring of the supervisory unions in the state.

Londonderry Long-Term Recovery Meeting: The last meeting with Mark Leese from FEMA will be this Thursday.

8. Communications:

Steve mentioned a man with whom he has had conversations. This man does not currently live here but has expressed interest in the town.

The town needs to find investors and perhaps create a Housing Trust.

9. Adjourn:

Pamela made the motion to adjourn at 8:23 P.M. Brent seconded. Motion passed.

Respectfully submitted,

Signed,

Pamela J. Spaulding, Clerk

Jennifer Greenfield, Chair