

APPROVED

TOWN OF LONDONDERRY, VERMONT

PLANNING COMMISSION MEETING MINUTES

MAY 26, 2025

100 OLD SCHOOL STREET, SOUTH LONDONDERRY, VERMONT

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

ABSENT: Steven Twitichell

1. Call Meeting to Order

A quorum being present, the Planning Commission of Londoderry, VT was called to order at 6:05 P.M. by Jennifer Greenfield, Chair on the grounds of the Town Office of Londonderry, VT.

2. Additions/Deletions to the Agenda

Trevor moved that we table approval of the minutes of May 12, 2025 until the next meeting. Brent seconded and the motion passed unanimously.

Trevor moved that 5 Old Business section a. Discuss Zoning Districts/Zoning District Boundaries be tabled until the next meeting so that we can proceed to the site visits. Brent seconded and the motion passed unanimously.

3. Visitors and Concerned Citizens: None present.

4. Old Business

a. Site visit starting at 6:30 P.M. (not on ZOOM)

Proposed sites to visit:

South Derry

i. Town Hall to Crescent Street:

There is not outlet from the Town Office to Crescent Street. Should be added to Village Commercial. There is a Right of Way from Middletown Road to the Town Office that goes through properties. In the proposed move of the Village Center if Crescent Street was extended from Middletown Road to the Town Office, this was going to be mixed use.

ii. Melendy Hill Road/Bungalow Road:

There is a privately owned property at the top of Bungalow Road.

Also visited was Windy Hill Road East and No Name Road. It was noted that this area is suitable for development because it is in an area of flood resistance.

Discussion involved who owned property as there were a number of areas that might be used to create housing.

iii. Route 100 South-2046 VT Route 100. Brown's and Jamaica Shop-Winhall Station

Road.

Possible to extend village commercial to include this area and the former Smith's Mill property for Industrial Use.

iv. Middletown Road

Parsons Lane: question of who owns the land arose. Is any of it Conservation Land, Forest Land, or in a Land Trust?

It was noted that the town owns property on Adams Drive or Green Mountain Trail North Derry

i. Plaza-Loop Around Old Stowell Road

The commission is not in favor of extending the commercial district up Route 11 from the Plaza as there has been concern voiced by residents that it would be detrimental to their lifestyle.

ii. Route 100 North-High Street, Williams Street, Hell's Peak Road

All residential but High Street might accommodate limited commercial activity.

iii. Route 11-Twisted Horn Brewery/Glebe Mountain Nursery:

The owner of Glebe Mountains Nursery owns property and has expressed interest in building a brewery on the property.

iv. Route 11-Parcels 110002.100, 110018.002, 110029.100, 110078.000

There is a 60 acre parcel behind Snowdon Motel that is privately owned but according to the current owner of Snowdon was once originally owned by Snowdon and had been intended to be developed.

5. Committee Updates

Pamela mentioned that the Londonderry Long-Term Recovery Committee had named the Planning Commission as a Partner for the following projects:

Project #7: North Village Scoping Study (also as a resource)

Project #8: Long-Term Village Center Development Concepts

Project #9: Regional Watershed Study (West River Corridor Plan set to be finalized May 2025.)

Project #10: Regional Watershed Management Task Force.

STR: Pamela mentioned that at least 3 people have expressed concern with the possibility of an appeal about the amendment regarding the one year waiting period before a newly purchased property can be used as an AIRBNB. There was discussion about the time frame in place from the time an ordinance is approved by the Selectboard and the number of signatures needed on a petition as to when an appeal must be filed. The Bent Apple Farm AIRBNBs were discussed as recently a decision had been made by the State and ACT 250 will be followed. The discussion also included that Andy, the STR Administrator, has the ability to ticket and the fines are substantial. Andy is scheduled to make a site visit to Bent Apple Farm as there is concern over how many units the owner actually has. In meetings he has mentioned 10 but in the reply from the state and in a newspaper, 11 units were mentioned.

Housing Commission:

Pamela read from an email received by members to the Housing Commission and is as follows: "The House passed a good housing bill that is now in conference committee and will be signed by the Governor in the coming weeks. This bill has a number of good provisions.

Specifically the bill will make amendments to the Vermont Rental Housing Improvement Project, and create the Manufactured Home and Repair Program, create the Vermont Infrastructure Sustainability Fund, allow for tax credits for the First Generation Homebuyer and Down Payment Assistance Program, make changes to the Brownfield Property Cleanup Program, create a study committee related to disability housing, and require multiple housing-related reports. In additions there is a program to help municipalities finance infrastructure costs needed to build housing. The so-called CHIP program should make housing projects of all sizes easier and targeted to permanent residents.”

Pamela also mentioned upcoming meetings. One being on Wednesday, the 28th, by the WRC by ZOOM and one on June 5th regarding ACT 181, also on ZOOM from 6 P.M. to 7:30 P.M. were mentioned as well as a Village Meet Up meeting on June 5th from 9 A.M. to 4 P.M. Jennifer provided an update from the May 20th WRC Roundtable she attended about ACT 121, Vermont’s Flood Safety ACT, specifically that ACT 121 is only applicable for buildings greater than 5000 feet.

6. Communications: none

7. Adjourn: It was mentioned that the next meeting is June 9th at 1800.

Brent made the motion to adjourn. Trevor seconded and the motion passed unanimously to adjourn the meeting at 7:57 P.M.

Respectfully Submitted

Authorized

Pamela J. Spaulding, Clerk

Jennifer Greenfield, Chair