

DRAFT

TOWN OF LONDONDERRY, VERMONT
1000 OLD SCHOOL STREET
PLANNING COMMISSION MEETING MINUTES
JUNE 9, 2025

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

IT: Ryan Anderson

TOWN OFFICIALS: Will Goodwin-Zoning Administrator, Patty Eisenhaur-Housing Commission Chair.

CITIZENS: Paul Hendler, Shelly Hendler, Michael Novak

1. Call Meeting To Order:

A quorum being present the Planning Commission of Londonderry, Vermont was called to order at 6:08 P.M. on June 9, 2025 by Jennifer Greenfield, Chair.

2. Additions/Deletions to the Agenda: None

3. Minutes Approval: 05/12/2025 and 05/26/2025: Brent made the motion to approve the minutes of 05/12/2025 and 05/26/2025. Jen seconded and the motion passed unanimously.

4. Visitors and Concerned Citizens: No comments at this time.

5. Old Business:

a. Finalize Zoning Districts/Zoning District Boundaries:

i. Run the Commercial District from Brown Enterprise/Storage Units to Jamaica Cottage/Wood Chips. Paul voiced the concern that there would be no protection from the commercial enterprises in the residential areas. Patty asked if the residential property sold could it be developed as a commercial property and the answer is yes.

ii. South Londonderry: Village Commercial clustered around the Melendy Hill Road and Route 100. There is a need for commercial properties not in the flood zone. The question was raised as to whether or not the Depot Building is listed as being in the Historic District or not. Will will check into this. It was also mentioned that a proposal to rezone areas in South Londonderry (River Street, Winhall Hollow Road, and Bungalow Road) be changed from Village Commercial to Village Residential due to perceived unsuitability for commercial enterprises.

iii. Map listed as Area Currently Zoned Village Residential: Crescent Street: Pam read from the minutes of 05/26/2025 that there is no outlet from the Town Office to Crescent Street and that on the site visit it 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. Steve mentioned that there was resistance from the property owners as there is a steep down and steep rise land configuration. Past the parsonage there is a road to School Street to the Town Office that might be a better way to go. It should be mixed use. The question arises as to who owns the property. Other concerns regarding this is that SOLO is open only 3-4 times per week and is currently holding “food tasting menus” and “events”. The Town Hall to the Corner Market and the Melendy property to the Church would be Village Commercial. There is a Cottage Industry across from the Town Hall. It was noted that the Church is interested in buying the Melendy property and turning it into parking.

iv. Map of the North Village: A large amount of the North Village is already commercial and should be left as is. Steve questioned about leaving out Williams Street from this and it was decided to do so.

v. Map showing the Plaza and Route 11. Is there an easement across from Jake’s? The proposition is to make this Village Commercial at Property RR-1 Lot 004.000. Breznik’s is Village Commercial/VR as is Eisenhaur’s.

iv. Map showing Snodon Chalet and Hodge Property: Property 029.100. Recreation Commercial.

iiiv. Map showing Revival Kitchen, Magic View, Glebe Mountain Gardens: Residential Commerical

iiiv: Map showing property 078.000: Andover Line: Powder Mill: RR1 Question was raised as to whether or not to make this RR3. There are 198 acres with access to Route 11. Multiple owners who may or may not have heirs willing to sell.

Will will talk to the Windham County Planning Commission about making a map showing conservation boundaries and will order some maps.

b. Set date for Town History Portion of the Town Plan.

Brent made the motion to set the date of June 23, 2025 to work on the Town Plan. Steve seconded and the motion passed unanimously. It was mentioned that the History portion of the Town Plan should be the easiest to complete as there are no state requirements for this. The importance of an up-to-date Town Plan for ACT 250 hearings and public utility commission matters was also mentioned. Will offered to assist with identifying necessary updates to the Town Plan.

6. New Business:

a. Discuss questions regarding the new Zoning Handbook.

Pam mentioned that the statute of limitations is 15 years. Will confirmed this. Pam also asked about the need to consider Section 6 of the Handbook when looking at Section 2 of our bylaws to ensure that we were in compliance.

b. Discuss Survey: Pam and Jen recently attended an event in Reading. One of the towns in attendance had done a survey with an 85% return. The people doing the survey had gone out with clipboards. It was suggested that this be done and that the Transfer Station might be the place to do this. There is space available that would not interfere with the business. We are to bring questions for the survey at the next meeting and will do so under “Old Business.”

c. Discuss July 5th Parade Participation: The question was raised as to whether or not we would do so. Steve mentioned that he is usually on Traffic Control, Brent is unavailable so we

will not be participating unless we set up a table to do the survey.

d. Discussion on establishing a Town Green: Jen mentioned that we do not have one. Steve mentioned that Williams Park is the closest thing. Paul mentioned the “After the Flood” report. There was no decision made at this time about the establishment of the town green.

7. Committee Updates:

a. Updates from STR, LTR, Reading Event, ACT 181

i. ACT 181: This is a lengthy document. It differentiates from a Village Center and a Downtown Center which extends 1/4 mile. There was recently an educational event on this ACT. Pam tried to access the PowerPoint presentation but was unable to do so and will reach out to Matt Bachler to try to obtain this.

ii. STR: Brent mentioned that a petition had been signed with 93 signatures with all being legal voters except 1. The primary objections to the ordinance were the amendments regarding the moratorium on the 1 year waiting period when purchasing a property before turning it into an AIRBNB and the cap of 50 nights per year rental allowance. There will be discussion of this at the next Select Board Meeting on the 16th and then it will be a Town Vote. The ordinance will be revisited every year.

iii. LTR: no update

iv. Reading Event: no other information other than what has previously been mentioned.

8. Communications:

a. Information regarding an upcoming Webinar.

It will be on July 7 and titled “Village Trust Initiative”. The VLCT account number is needed to register.

Also mentioned was the need to promote the use of the Town Hall once renovated with the possibility of a small kitchen being added.

9. Adjourn. Brent made the motion to adjourn the meeting. Steve seconded and the motion passed unanimously. The meeting was adjourned at 8:03 P.M.

Respectfully submitted,

Authorized,

Pamela J. Spaulding-Clerk

Jennifer Greenfield-Chair