

Town of Londonderry, Vermont

Planning Commission Meeting Minutes

July 14, 2025

100 Old School Street, South Londonderry, Vermont

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

Town Officials Present: Will Goodwin-Zoning Administrator, James Ameden, Jr.-Select Board, Patty Eisenhaur-Housing Commission.

1. Call Meeting to Order:

A quorum being present the Planning Commission of Londonderry, Vermont was called to order at 6:02 P.M. on July 14, 2025 by Jennifer Greenfield-Chair.

2. Additions or Deletions to the Agenda:

Pam made the motion to add a discussion of the budget as Item d and a discussion of the survey from our last meeting as Item e under Old Business. Trevor seconded and the motion passed unanimously.

Steve made the motion to add a discussion regarding the merits of an interview with VPR under New Business. Brent seconded and the motion passed unanimously.

3. Minutes Approval of 06/23/2025.

Brent made the motion to approve the minutes of 06/23/2025 as written. Steve seconded and the motion passed unanimously.

4. Visitors and Concerned Citizens: None.

5. Old Business:

a. Finalize Zoning Bylaws/Set Dates for Public Hearing/Prep and Send out draft to surrounding Towns, WRC, DCHC.

Will handed out changes he had made to the bylaws, including sign size and it was agreed to keep the sign size at 36 feet for recreational areas, such as Magic Mountain. Commercial signs can only go on the property being worked on. Under 3107 (Signs) delete "reworded, redesigned or altered in any way.) Also under signs delete 24 in the VB and the SC. Also delete item g. Under 2213, Pre-existing Structures: Change to "re-occupy a structure that has been unused or uninhabited for more than 12 months" to 3 years and need to be fully updated Will also mentioned a correspondence he had with Taylor Prouty, Road Commissioner, regarding driveways needing to be 20 feet from property lines. Taylor suggested perhaps 10 feet would be sufficient. Pam once again voiced her reasons for the driveway being 20 feet from the property

line and the group concurred. A variance is always possible if this presents a problem. The first public hearing will be August 11th. Also discussed was the possibility of getting an extension for the Town Plan. Also “clean copies” of the bylaws for distribution to surrounding towns and the Select board before the next meeting need to be done. Will will also need to find a proof reader for the final version of the Bylaws.

b. Finalize Town History Portion of the Town Plan.

Steve did not send a copy of his revision to all members and will revisit this and include recreation.

Pam mentioned that the Housing Commission had agreed to give input to the Housing Section of the Town Plan and will have something at their August meeting. She also suggested that under Flood Resilience the projects listed by the Londonderry Long-Term Recovery Committee could be used with just the project name and the objectives. Also suggested that the Montessori School and the Collaborative could be used as resources.

c. Review Chapter 2 of the Town Plan.

Pam made the motion that because the revision of Chapter 2 had just been received this night and was not the same as the copy that Will had previously sent that this be tabled until next meeting. Trevor seconded and the motion passed unanimously.

d. Budget: Jen and Pam need to meet with Tina to discuss the Commission’s requests regarding our budget. Pam is available the 15th, 16, and 17th of this week. Jen will contact Tina to see if she is available.

e. Survey: Steve will take the Survey to Music Mondays. Pam will ask to get on the agenda for the next Selectboard meeting tomorrow to see about setting up an area at the Transfer Station.

6. New Business

a. Discuss Act 171 (protection of forest blocks and habitat connectors)

Will has previously stated that he has added Act 171 items to the appropriate bylaws.

b. Discuss Act 51 Open Meeting Law.

After a discussion regarding the changes to the Open Meeting Law requiring posting a video or audio recording to the Town Website, Pam agreed to check with Aileen about whether or not this applies to the Planning Commission as an Advisory Body.

c. Discuss River Corridor

Pam will talk with Ryan Andersons to see if he can provide a condensed version of the River Corridor Plan given its length and how much technical information is provided.

d. Discuss Town Website input.

Pam mentioned that another Commission had input to the new Town Website and that so far our portion is very limited and she believes we should have more input. James Ameden, Jr. will ask George Mora about us getting on the committee.

e. VPR interview with Steve.

Steve was approached by Howard Weiss, VPR, seeking people to interview in favor of the amendments as written on the STR Ordinance which is coming to a Town vote on July 19th as Steve had been vocal about his opinion on a social media site. Brent stated he had a discussion with Tom (Cavanagh) as there are layers of disinformation. James stated that anything to do with the specifics should be handled by Andy. Pam made the motion that Steve contact Howard and refer him to Andy Dahlstrom. Brent seconded the motion and the motion passed unanimously.

7. Committee Updates.

a. STR: There will be a Special Town Meeting on July 19th, 2025 at 9:30 A.M. to vote on the amendments to the STR ordinance. There was a flier around town that was not received by everybody.

b. Long-Term Recovery projects: The report and projects have been approved by the Select Board.

c. Housing: Pam mentioned that money may be available through a special fund for helping people upgrade their houses but that there are restrictions on this. Pam also mentioned an upcoming meeting on July 24th about a Home Share program.

8. Communications: None

9. Adjourn:

Pam made the motion to adjourn. Brent seconded and the motion passed unanimously. The meeting was adjourned at 7:34 P.M.

Respectfully submitted,

Signed,

Pamela J. Spaulding, Clerk

Jennifer Greenfield, Chair