

TOWN OF LONDONDERRY, VERMONT  
PLANNING COMMISSION MEETING MINUTES  
APRIL 13, 2026  
TOWN OFFICE  
100 OLD SCHOOL STREET  
SOUTH LONDONDERRY, VERMONT 05155

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

PLANNING COMMISSION MEMBERS ABSENT: Stephen L. Twitchell.

TOWN OFFICIALS PRESENT: William Goodwin-Zoning Administrator, Nancy Jensen-Housing Commission, Patty Eisenhour-Housing Commission Chair via ZOOM.

1. CALL MEETING TO ORDER:

A quorum being present, the Planning Commission of Londonderry, Vermont was called to order at 6:00 P.M. on Monday, April 13, 2026 by Brent Bammarito, Chair.

2. CHECK ZOOM SIGN-IN:

ZOOM was checked and found to be in working order and Patty Eisenhour was able to log on successfully.

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

Pam moved to add under 8. New Business a, iii, Housing Commission as a participant in updating the Town Plan. Brent seconded and the motion passed unanimously.

Pam moved to replace item 10 with Executive Session [1 V.S.A. 313(a)(3)] to discuss personnel and Adjournment would be item 11. Brent seconded and the motion passed unanimously.

4. MINUTES APPROVAL (03/31/2026):

Brent moved to accept the minutes of 03/31/2026. Trevor seconded and the motion passed unanimously.

5. ANNOUNCEMENTS/CORRESPONDENCE:

Pam mentioned that Matt Bachler from WRC did a presentation to the Selectboard at their last meeting regarding ACT 181 and that we are “on track” for Tier 1b. He is also willing to assist with the Town Plan update.

Chris Morrow will be at the New American Grill on Sunday, April 19 at 3 P.M. for a discussion and questions and answers regarding ACT 181.

6. VISITORS/CONCERNED CITIZENS:

Nancy from the Housing Commission had a question regarding R1 having a conditional use for Multi-Unit Housing. William will check to see if this has been removed from the new

plan. She also asked if Stratton turned over the Swiss Inn could it be used for housing under conditional use.

Patty mentioned that Housing is concerned about removing barriers to housing development and other development and needing to remove conditional use. There is also a need to strive for Village Destination that would align with state goals and the WRC.

Brent moved later in the meeting, after Will had checked, to add conditional used to multi-unit housing. Trevor seconded and the motion passed unanimously.

## 7. OLD BUSINESS:

### a. FINALIZED PREPARATIONS FOR THE PUBLIC HEARING:

New maps are available and the full size map is in the mail.

The conservation area is smaller and the commercial district extending up Route 11 to the Eisenhour and Breznick properties has been added.

### b. PREPARATION FOR SELECTBOARD MEETING ON MAY 18, 2026:

#### i. William's Statement

With his permission and a few additions it can be read at the Selectboard meeting because it basically sums up everything. It should take little time and allows for questions from the Board. Pam will touch base with Aileen to see if this needs to be included in the Selectboard Packet.

#### ii. DISCUSS WHO WILL MAKE THE PRESENTATION:

Brent will make the presentation. Will said he would also be there to answer questions.

#### iii. DISCUSS WHO WILL GO TO THE MEETING:

Pam and Trevor will both be there.

### c. DISCUSS MEETINGS FOR MAY:

#### i. Selectboard Special Town Meeting on May 11<sup>th</sup>.

Pam related that the Selectboard has a special Town Meeting scheduled for May 11<sup>th</sup> at 6:00 P.M. with the first order of business being to see if the Town will allow the hiring of a General Office Manager, whose salary and benefits will be \$81, 000 a portion of which will be divided between all the Departments of the Town. No decision was made about holding a special meeting before the meeting of May 18<sup>th</sup> and, at this time, will just be penciled in. May 25<sup>th</sup> is Memorial Day and the Town Offices are closed on that day and other offices, such as the WRC, will more than likely be closed. Pam raised the question about holding a special meeting on the 26. No decision was made at this time and it will be determined at a later date.

## 8. NEW BUSINESS:

### a. DISCUSS MOVING FORWARD TO THE TOWN PLAN:

#### i. Time Table

Will said he would be able to help with the Town Plan. Pam mentioned that Matt Bachler was willing to offer assistance and Will mentioned that Matt is usually paid through Grants. Pam also mentioned the Municipal Review Tool that could be used as a guideline. At the end of the process there is also a document that has to be filled out to accompany the revisions.

#### ii. Discuss parts of current Town Plan needing little updates:

Pam mentioned that Housing with the tremendous work done by Patty Eisenhour may need little change, perhaps just a few updates on data. The section regarding the Abutting Towns was updated in 2025 so just needs to be checked to see if any towns have updated their plans

since then. Pam has started this process and will reach out to the Town Clerks whose plans seem to be outdated and for which she could not find updates. Will mentioned that the Cemetery Commission should also be involved. A discussion about inviting one committee/group at a time and placing them at the top of the agenda under Visitors and Concerned Citizens so as to break down the plan into manageable sections was done. Also discussed was that if the By-laws did need to have revisions made that both should be able to be worked on at the same time.

#### 9. COMMITTEES:

a. STR: There is an updated ordinance which the Town Attorney has approved. Next up for work is the appeals process as “Smart Rules for Appeals.

Patty asked the question about the draft being available. We are now on Draft 7 of the By-laws and Draft 6 and Draft 5 with the revisions is on the website per Will.

Patty asked about whether or not the STR Working Group had received the letter from a realtor. Brent said it had not. Pam related that it was in the Selectboard packet but was only addressed to the Selectboard and not the STR. She also said that the realtor mentioned losing sales because of the ordinance but one of the points raised was making the caretaker/appointee being only 30 minutes away instead of 45 minutes. This might be an opportunity to hire someone more locally. There was also discussion about hosted versus unhosted areas of the ordinance.

b. HOUSING: Pam mentioned that the Housing Commission voiced concerns about making any amendments at a later date versus making those changes now. Also discussed at the Housing Commission meeting was someone volunteering to work with Will about doing map overlays.

#### 10. EXECUTIVE SESSION:

Pam moved to go to Executive Session 1 V.S.A. Section 313 (a)(3) to discuss personnel. Recordings will be stopped and no-one from the public is invited to stay. Trevor seconded and the motion passed unanimously.

Patty was thanked for her attendance.

All recordings and ZOOM were stopped at approximately 1840.

The Commission came out of Executive Session at 1906.

#### 11. ADJOURN:

Trevor moved to adjourn and Brent seconded. The motion passed unanimously.

The meeting was adjourned at 1906.

Respectfully submitted,

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Pamela J. Spaulding-Clerk

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Brent Bammarito-Chair

#### REMOTE INFORMATION:

Web: <https://us02web.zoom.us/j/9076503251>

Meeting ID: 907 650 3251