

TOWN OF LONDONDERRY, VERMONT
PLANNING COMMISSION SPECIAL MEETING MINUTES
MARCH 31, 2026
TOWN OFFICE
100 OLD SCHOOL STREET
SOUTH LONDONDERRY, VERMONT 05155

PLANNING COMMISSION MEMBERS PRESENT: Brent Bammarito-Chair, Pamela J. Spaulding-Clerk, Trevor Powers, Stephen L. Twitchell
TOWN OFFICIALS: William Goodwin-Zoning Administrator

1. CALL MEETING TO ORDER:

A quorum being present, the Londonderry Planning Commission Special Meeting was called to order at 6:00 P.M. on Tuesday, March 31, 2026 by Brent Bammarito, Chair.

2. CHECK ZOOM SIGN-IN:

The ZOOM sign-in was checked by William Goodwin signing in and was found to be in working order.

3. ADDITIONS AND/OR DELETIONS TO THE AGENDA [1 V.S.A. 312(d)(3)(A)]:

Pam moved that we postpone any discussion about changes to the By-Laws until after the Public Hearing on April 13th so as to not delay the ability to have the Public Hearing. There was no second and discussion resolved not to have the Public Hearing on the April 13th.

Pam then moved to add under Old Business, section a, subsection iii, discuss changes to the By-Laws presented by the Zoning Administrator. Steve seconded and the motion passed unanimously.

Pam moved to add under 5. Announcements/Correspondence section b Heather Stephenson's email before other Announcements/Correspondence. Brent seconded and the motion passed unanimously.

Pam move to add under 8. New Business, item d., select members to serve on STR and Housing. Brent seconded and the motion passed unanimously.

Pam moved to add under 8. New Business, item e. set days and times of the month for meetings and the place for such meetings to be held. Brent seconded and the motion passed unanimously.

4. MINUTES APPROVAL (03/23/2026):

Brent moved to accept the minutes of the 03/23/2026 meeting. Trevor seconded and the motion passed unanimously.

5. ANNOUNCEMENTS/CORRESPONDENCE:

a. Esther Fishman's email.

Esther's questions were answered to her satisfaction.

b. Heather Stephenson's email.

Heather had questions regarding the Town Plan and the By-Laws. The By-Laws take precedence over the Town Plan.

Pam would like to remind the public that if they want the Planning Commission to receive e-mails, the e-mail has to be sent to the members of the Planning Commission. Our e-mail addresses are on the Town Website under Planning Commission. E-mails sent to "Planning Commission" and addressed to other Town Officials do not reach us.

Pam mentioned that the 9th Annual Southern VT Economy Summit will be held on Tuesday May 12th at Mt. Snow. The summit theme is Envision. Act. Grow. We do have an educational budget and can get mileage pay. Pam mentioned that the meetings she attended in the fall, although more geared for those wanting to become involved in Town affairs, was a good networking opportunity.

6. VISITORS/CONCERNED CITIZENS:

There were no citizens present and there was no one on ZOOM.

7. OLD BUSINESS:

a. PUBLIC HEARING PREPARATION:

i. Brent's Opening Statement

Brent will make his opening statement at the Public Hearing

ii. ZA's Opening Statement

Pam asked William if he would provide her with a copy that she could put in with the minutes from the meeting that she could then place in the Planning Commission book in the "Vault."

iii. Discuss changes to By-Laws presented by the Zoning Administrator:

The following changes/clarifications were discussed:

Page 19: 1302 Nonconforming uses, 4. Clarification which would allow the Zoning Administrator to approve a minor change to a nonconforming use.

Page 27: 2102. Village Residential Districts (VR) 4. Change Artist Gallery or Studio to Artist Gallery or Workshop.

Page 34. 2202 Resources Conservation (COD) Overlay District. Raise the elevation level to 2000 feet. Delete section 4.

Page 35. Delete sections 5 and 6.

Page 62: 3005 Camping and Camping Units: 3. Increase occupancy allowed to 60 days.

Page 76: 3021. Steep Slopes 3. Definition and Measurement. Change to 20% slope based on the VCGI interactive map viewer slope angle layer. The ZA will provide applicants with a slope angle map of a property upon request.

Page 93. 19 b. The area of signs that consist of multiple elements may be calculated by drawing a separate rectangle around each element and totaling the area.

Page 118. 3401. Conservative PUD. Comment: "The Town counsel advises that "The appropriate model for development within the Rural Residential 3 area is conservation subdivisions" is "aspirational language" and that the town plan is not a "regulatory document" so

what we put in the By-Law has precedence.” It is suggested but not required that every subdivision in RR3 by Conservation PUD.

William stated he will draft to text tomorrow and note that the Eisenhower/Breznik boundaries for conservation have been moved.

Brent moved to accept the changes to the By-laws and the Map. Trevor seconded and the motion passed unanimously.

b. BUDGET UPDATE:

Pam mentioned that she had e-mailed Tina regarding our budget. She reported that our Communication Budget for the 25-26 Fiscal Year is \$3600 of which \$391.50 had been spent. Also \$10.00 had been spent for Printing. We also have a Zoning Bylaw Implementation Line Item for \$1000.00. She mentioned that she had also asked Tina if we could be sent a quarterly report and that this would be done.

8. NEW BUSINESS:

a. ELECTION OF OFFICERS:

i. ELECT CHAIR

Pam nominated Brent Bammarito for Chair. Trevor seconded and the motion passed unanimously.

ii. ELECT VICE-CHAIR

Pam nominated Trevor Powers for Vice-Chair. Brent seconded and the motion passed unanimously.

iii. ELECT CLERK

Brent nominated Pamela J. Spaulding for Clerk, Trevor seconded and the motion passed unanimously.

b. APPROVE 2026 RULES OF PROCEDURE.

Trevor noted that there were some typos. Pam noted the areas where the Rules of Procedure had been changed. Some changes were made for clarification and some because of the changes in the Town requirements for posting. Brent moved to accept the 2026 Rules of Procedure contingent on corrections being made. Trevor seconded and the motion passed unanimously.

c. AGENDA ITEMS FOR MEETING AFTER THE PUBLIC HEARING

Suggested Items: Discuss/Approve Changes necessitated by Public Hearing
Determine who will do the presentation to the Select board and who will attend
Confirm May 18th as date for presentation

Pam questioned about her being able to add Executive Sessions at her own discretion.

Pam made the motion to remove “Check ZOOM sign-in” form future agendas. Brent seconded and the motion passed unanimously.

d. SELECT MEMBERS TO SERVE ON STR AND HOUSING:

Brent and Trevor volunteered to stay on the STR Group and Pam volunteered to stay on the Housing Commission. Pam mentioned that, as far as she knows, the DRB is still looking for another alternative and that the position is one that has to be applied for.

e. SET DAYS AND TIMES OF THE MONTH AND PLACE FOR THE MEETINGS:

Pam moved that the 2nd and 4th Mondays of the month and 6:00 P.M. be designated as the days and times of the month and that the meetings be held at the Town Office at 100 Old School Street, South Londonderry, Vermont unless otherwise dictated by necessity. Brent seconded and

the motion passed unanimously.

9. ADJOURN:

Pam made the motion to adjourn. Steve seconded and the motion passed unanimously.
The meeting was adjourned at 6:35.

Respectfully submitted,

Pamela J. Spaulding -Clerk

Brent Bammarito-Chair

REMOTE INFORMATION:

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

Meeting ID: 907 650 3251