

TOWN OF LONDONDERRY, VERMONT
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 9, 2026
TOWN OFFICE
100 OLD SCHOOL STREET
SOUTH LONDONDERRY, VERMONT 05155

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

1. CALL TO ORDER:

A quorum being present the Planning Commission Meeting of Londonderry, Vermont was called to order at 6:00 P.M. on February 9, 2026 by Brent Barmmarito, Chair.

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

Pam made the motion to add under #4 Announcements and Correspondence, section d Conversation with Patty Eisenhour, under #6 Old Business, section b, subsection iv Report, and under #8 Committees, section b Housing. Brent seconded and the motion passed unanimously.

3. MINUTES APPROVAL (01/26/2026):

Brent made the motion to approve the minutes of 01/26/2026. Trevor seconded and the motion passed unanimously.

4. ANNOUNCEMENTS/CORRESPONDENCE:

a. VLCT: Pam asked if everyone had received the following from VLCT: “2025-2026 Municipal Policy, VLCT Municipal Legislative Prioities, Municipal Priorities, February 2: Make It or Break It-VLCT Calls for Increased Revenue and Finance Authorities, and more.” Pam will email the rest of the commission the email from VLCT.

b. Derry Resilience Project: Pam mentioned that Helen Hamman, the Project Champion of Item 9. Regional Watershed Study and Item 10. Regional Watershed Management Task Force had presented a proposal to the Selectboard about starting. The Planning Commission is listed as Project Partners on both of these projects so we need to keep them “on our radar.”

c. Website Update: Pam asked Aileen to update the Planning Commission Website as Jen’s name was still listed under “Contact Us” and she changed that to Brent’s name as “Chair.” Pam mentioned to Aileen that Brent was Vice- Chair and Aileen replied that in lieu of a Chair, Brent automatically becomes Chair. The ZOOM links have also been changed to just one link instead of one being used for the 2nd Monday and one for the 4th Monday.

d. Conversation with Patty Eisenhour: Pam had received a telephone call from Patty Eisenhour who asked if we had taken a formal vote on the zoning maps. Pam told her that she did not think so that a consensus was reached but not a formal vote. Pam suggested that going forward we may want to take more formal votes on items that we agree on.

5. VISITORS AND CONCERNED CITIZENS: none present though Brent reported that he received a text message from Heather Stephenson who was having trouble getting on to the ZOOM site. Attempts were made at the meeting to correct this.

6. OLD BUSINESS:

Will mentioned that a 300 foot set-back from the lake needs to be added but is not in the draft

Page 3: 2202: Needs to be CHANGED to Resource Conservation and Conservation Overlay District.

Page 16: 1205, 2 CHANGE home to “two-unit dwelling.”

Page 26: 3. ADD “for tall non-residential structures.”

Page 35: State flood regulations not available at this time.

Page 69: CHANGE manufacturing to “light industry.”

Page 70: CHANGE “family” to “unit” and change CU/SP in SHORELAND

Page 108: 3202 3 CHANGE “family” to “unit.”

Page 138:. 2 ADD “such as such approving subdivisions, site plans, conditional uses and appeals of zoning administrator decisions.” after procedure.

Page 175: ATTACHED: ADD “AUTOMOBILE SERVICE. AUTOMOBILE REPAIR see Fueling Station/carwash/auto repair.”

Page 176: COMMERCIAL WASTE SERVICES: ADD “CONTRACTORS YARD see sales lot/contractor storage/garden center/lumber yard.”

CULTURAL FACILITY/THEATER: CHANGE to “CULTURAL FACILITY/MUSEUM/LIBRARY/THEATER An establishment that presents live entertainment by actors, singers, dancers, musicians or other performing artists, or that shows movies or other recorded entertainment to an audience, primarily indoors or a building or room containing collections of books, periodicals, and online resources for people to read, borrow, or refer to or an establishment that preserves and exhibits objects, sites and natural wonders of historical, cultural or educational value.”

Page 177: DISABILITY: ADD “DISTRIBUTION FACILITY see storage and distribution services and wholesale trades.”

DORMER: ADD “Drive-Through Facility A commercial service, or retail location designed to allow customers to receive goods or services while remaining in their vehicles.” after “roof.”

Page 178: EQUESTRIAN FACILITY: REMOVE.

EXTRACTION QUARRYING: ADD “EVENT VENUE/ASSEMBLY see restaurant, bar, indoor event facility.”

Page 180: GRADE, NATURAL: ADD “GRADING ensuring a level base, or one with a specified slope for a construction work such as building a foundation road, or parking area or for landscape and garden improvements, or surface damage.”

Page 183: LIGHT FIXTURE, PARTIALLY SHIELDED: ADD “LOADING AREA A designated off-street space, designed for commercial vehicles to load/unload goods, materials, or passengers without obstructing traffic.”

MAJOR RENOVATION: ADD “MAJOR SUBDIVISION The Division of any parcel of land into more than two lots, tracts, or parcels for the purposed of conveyance, transfer of ownership, improvement, building development or sale within a period of ten years.

Page 184: MANUFACTURING: CHANGE to “LIGHT INDUSTRY.”

MINI-STORAGE BUILDING: ADD “MINOR SUBDIVISION The division of any parcel of land into two lots, tracts, or parcels for the purpose of conveyance, transfer or ownership, improvement, building development or sale within a period of two years.

MUSEUM OR LIBRARY: ADD to CULTURAL FACILITY/THEATER.

Page 185: NOISE: ADD “See section 3106.”

NORMAL MAINTENANCE AND REPAIR: ADD “OFFICE see retail office, bank, bottle redemption, rental/repair service (non-automotive.)”

PARTIALLY SHIELDED LIGHT FIXTURE: ADD “PARKING LOT An open off-street paved or improved area designated for the temporary storage of motor vehicles, serving residents, customers, or employees.”

Page 186: PERSONAL SERVICE: ADD “POLLUTION the presence in or introduction into the environment of a substance or thing that has harmful or poisonous effects.”

Page 188: RETAINING WALL: ADD “RIDGELINE areas where land at high elevation intersects with the sky when viewed from public vantage points.”

Page 190: SURVEY: ADD “TALL NON-RESIDENTIAL STRUCTURES Structures taller than the maximum height of a building allowed in Londonderry. For rules on height exemptions for communication towers see Section 3207, renewable energy projects see Section 3012, For any other tall structures see 2011.”

Page 191: VETERINARY PET, OR ANIMAL SERVICE: ADD “WAREHOUSE see storage and distribution services and wholesale trades.”

Page 192: WHOLESALE TRADE: CHANGE to “WHOLESALE TRADE-see storage and distribution services and wholesale trades.”

Pam made a motion to accept these changes as written. Trevor seconded and the motion passed unanimously.

b. PUBLIC HEARING

i. TIME LINE

Based on the March 9th date for the Public Hearing, Pam mentioned that the Vermont Journal has to be notified this week so it would appear in next week’s newspaper. Pam asked Will, since he had volunteered to submit all the paperwork, if he would have enough time to do all the mailings and notifications. He said he would be able to do so.

ii. RESPONSIBILITIES:

Will is going to take care of the mailings and notifying the newspaper.

iii. AGENDA

Pam presented the proposed Agenda for the Public Hearing.

iv. REPORT:

Will presented the report to go with the mailings.

Pam made the motion to accept this report and to be dated 02/09/2026. Brent seconded and the motion passed unanimously.

7. NEW BUSINESS:

a. AGENDA ITEMS

Pam asked for agenda items for the 02/23/2026 meeting. The agenda, with the normal items, will be about prepping for the Public Hearing.

8. COMMITTEES

a. STR

i. NUMBERS PRESENTED AT LAST STR MEETING

As of that meeting there have been 57 registrations with 20 in the process. Registrations do have to be done every year. 19 from the previous year have indicated that they will not renew with approximately half of those going to long term rentals. Some of those indicated that they don't want to deal with the ordinance. There are some that are advertising STRs but are not conforming to the ordinance. An appeals process will be discussed. The next STR meeting is on 02/16/2026 at 5:00 P.M.

b. HOUSING:

Pam mentioned that there is a training about CHIP (Community Housing and Infrastructure Program) coming on February 19th. Also, there is a Google Meeting on this Wednesday about creating an ordinance for abandoned and derelict housing which ties in with what we have discussed except Housing is looking at it as a way to create housing opportunities.

9. ADJOURN:

Pam made the motion to adjourn. Trevor seconded and the motion passed unanimously. The meeting was adjourned at 7:03 P.M.

Respectfully submitted,

Pamela J. Spaulding
Clerk

Brent Bammarito
Chair

REMOTE INFORMATION:

Web: <https://us02web.zoom.us/j/87264010470>

Meeting ID: 872 6401 0470