

TOWN OF LONDONDERRY, VERMONT  
PLANNING COMMISSION PUBLIC HEARING MINUTES  
MARCH 9, 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, Tom Cavanagh-Select Board Chair, Nancy Jenson-Housing Commission, Maryann Morris-Housing Commission.

CITIZENS: Martha and Curt Cowles, Melissa Brown, Heather Stephenson, and two others.

1. CALL PUBLIC MEETING OF THE UNIFIED DEVELOPMENT BY-LAWS TO ORDER

A quorum being present the Planning Commission Public Hearing of Londonderry, Vermont was called to order at 6 P.M. by Brent Bammarito, Chair.

2 OPENING STATEMENT:

Brent Bammarito, Chair, read an opening statement acknowledging the past planning commission for all the work they had done, William Goodwin, and the Town Office employees. He also asked that the public direct their questions to him as Mr. Chair, state a page number and section number so that all could follow, speak loudly so all could hear, sign in with a legible signature. People would have 3 minutes to talk, opinions should be voiced in a civil manner, and be kind.

3. COMMENTS FROM THE PUBLIC:

William would like to discuss a time for the next public meeting at the end of this meeting. He also read an opening statement outlining the major changes to the by-laws, which included, in part, clarifications of the following: rules for 1-2 family homes and which are for commercial and multi-unit homes (lighting, etc.), back to current zoning districts with a few tweaks, only one or two unit dwellings per lot in residential areas, reduced the maximum height of buildings, 2 houses per driveway but not 3, bridges having to be strong enough for fire trucks, fewer rules for manufactured homes, no zoning for vending machines, fewer landscaping rules, fewer parking rules, no permits for home occupations, no resorts in residential areas, and ACT 121-River Corridors under Proposed Draft vs SOP Draft. SOP Draft vs Current By-laws explanations as follows: State wetlands, stormwater, and erosion rules, more exemptions, landing areas, Steep slopes, subdivision PUDs, stricter standards for roads and driveways, requirements for commercial site plan review plan clarified, ACT 181 allowing Londonderry to become a ten acre town, and fewer permits requiring hearings.

Also mentioned were requests that had been previously. The Housing Commission has questioned 1 acre lots versus ½ acre lots and Will explained that 1 acre lot was based on practicality until the septic system goes in; also suggested was multi-unit houses in RR1. The

ADU size comes from the state, i.e. 1000 square feet or 30% of main house but he will research those numbers more.

The North Village Commercial district was expanded but not all the way up Route 11 by Breznick's and Eisenhower's.

Flood By-laws could be changed to conform with the State rules versus WRC as they are less restrictive.

Members of the Housing Commission voiced concerns about the lack of housing opportunities as did Melissa Brown and Heather Stephenson.

There were several questions about what fell under the sole responsibility of the Zoning Administrator in issuing a permit versus what needed to be sent to the DRB. There was a question about the DRB reviewing new quarries and could it be every two years and did the ANR play a role.

Heather had several questions regarding lot size, ACT 250, and misalignment with some section numbers be referenced. Heather asked questions, in part, regarding Section 1205, 2109, 3004, 3019, 3021, and Will addressed all her questions.

Nancy again voiced that Housing would like ½ acre lots in RR1 and RR3 and voiced concern about where a senior retirement community could be based with the restrictions of lot sizes. Will answered that assisted living could be done in RR1 and RR3.

Brent asked Housing representatives if they had specific locations in mind.

Maryann from Housing agreed with Nancy and that RR1 needed to be able to have more multi-units, nearer schools, and addressed the concern about RR3 being 10 acres. Brent questioned what it would look like and states that these by-laws can always be amended but the feeling was that the Planning Commission wanted to push forward given the amount of time that has already be spent on them. Trevor suggested that talk should occur with the people in the areas that would be reduced to ½ acres.

Other items of discussion centered around the cost of construction, the lack of developers, the WRC bylaws versus the State flood bylaws, the restriction of the WRC on the River Corridors. Nothing has been heard from wastewater. There were comments about the amount of capacity the wastewater system would have for the South Village and that there was enough capacity for development.

There was a question about the timeline for zoning changes regarding a proposed brewery being able to go forward. There would be at least two months for the bylaws then a month for the permit.

State permits are still required for certain development of lands.

Tom C. had no comments from the Select Board.

Pam moved to close the public hearing. Brent seconded.

The meeting was then opened to discuss the next public hearing. After a short discussion the next public hearing will be on April 13<sup>th</sup>. The motion was made by Brent and seconded by Trevor. William will put the notice in the newspaper and Pam will see to the Agenda and its posting. It was also decided to have a special meeting on the 30<sup>th</sup> of March if possible.

#### 4. ADJOURN:

Pam moved to adjourn the meeting. Brent seconded and the motion passed unanimously. The meeting was adjourned at 6:59 P.M.

Respectfully submitted,

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Pamela J. Spaulding  
Clerk

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Brent Bammarito  
Chair

REMOTE INFORMATION:

Web: <https://us02.web.zoom.us/j/87264010470>

Meeting ID: 872 6401 0470