

TOWN OF LONDONDERRY, VERMONT  
PLANNING COMMISSION PUBLIC HEARING MINUTES  
MONDAY 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, Stephen L. Twitchell.

PLANNING COMMISSION MEMBERS ABSENT: Chad Stoddard.

TOWN OFFICIALS PRESENT: William Goodwin-Zoning Administrator, Tom Cavanagh-Selectboard Chair, Maryann Morris-Housing Commission.

CITIZENS: Gary Kleiman, Martha Cowles, Curt Cowles, and Kim Ray.

1. CALL PUBLIC HEARING TO DISCUSS THE UNIFIED DEVELOPMENT BY-LAWS TO ORDER:

The meeting was called to order at 6:01 P.M. by Brent Bammarito, Chair.

2. CHECK ZOOM SIGN-IN:

After a few attempts to open the ZOOM, it was found to be in working order.

3. OPENING STATEMENTS:

a. BRENT BAMMARITO-CHAIR OF THE PLANNING COMMISSION:

Brent welcomed the public and reviewed the procedure for the meeting, i.e. speaking clearly and loudly, addressing the chair, civility and decorum, speaking for 3 minutes, and that Draft 7 would be the only draft under consideration.

William made the suggestion the changes to the by-laws and its accompanying report be reviewed. Brent made the motion to over the changes to the by-laws and the report. Trevor seconded and the motion passed by majority.

b. WILLIAM GOODWIN-ZONING ADMINISTRATOR:

William's statement included a summary of the changes to the Unified Development Regulations since Draft 5, which include the following:

Height exemption for tree houses removed.

WCRC flood bylaws replaced with State Flood Bylaws

Housing Commission pointed out that multi-family homes are currently allowed in R1: PC decided to continue to allow.

Number of days that non-paying guests can stay in a camper in someone's yard increased.

Shopping Plazas and industrial parks can have one big sign in addition to the number of signs allowed in each business.

New quarries will have their permits reviewed after the first 5 years of operation.

STRs have to meet the criteria for a dwelling.

Density bonuses for PUDs that are for affordable housing.

The boundary for the Conservation district was raised to 2,000 feet.

The process for determining what terrain requires steep slope review was simplified. There will also be a hearing before development.

4. COMMENTS FROM THE PUBLIC:

Maryann Morris asked a question about R1, page 69.

She also noted that multi-family houses had been “X’ed” out and, therefore, was not allowed in R1 but that had been changed to allow multi-family housing. This will be fixed. She also noted a typographical error that needs to be corrected. This will be done.

William noted that technical mistakes can be changed at any time.

Per William’s request the following issues were addressed. The date for the report accompanying the bylaws will be changed to 04/27/2026.

Changes/Comments to the By-laws are as follows:

1303. Non-conforming lots, 4 a. add: “unless the DRB approves access to a maintained public or private road by at least 35 feet lot frontage, or a permanent easement or right-of-way at least 35 feet in width.”

3104 Loading Areas add “and Unloading”

Page 122 c. Surface: DRB may require this.

William questioned if everyone had been able to read the changes in the accompanying report. Pam stated that she had.

Brent moved to accept both the changes in the Planning Commission report and the by-laws as amended. Pam seconded.

Tom mentioned the selectboard determination and their public hearing probably wouldn’t be until July.

5. ADJOURN:

Pam made the motion to adjourn. Brent seconded and the motion passed unanimously. The meeting was adjourned at 6:17 P.M.

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

























Brent welcomed everyone to the meeting and addressed the procedures of the meeting, i.e. speaking clearly and loudly, addressing the questions to the chair, civility and decorum, speaking for 3 minutes only, and that only Draft 7 of the By-laws would be under consideration.

William suggested the changes to the by-laws and the accompanying report be addressed. Brent made the motion to go over the changes to the by-laws and report. Trevor seconded and the motion passed by a majority.

b. WILLIAM GOODWIN-ZONING ADMINISTRATOR