TOWN OF LONDONDERRY, VERMONT
PLANNING COMMISSION MEETING MINUTES
MONDAY JULY 27, 2026
100 OLD SCHOOL STREET
SOUTH LONDONDERRY, VERMONT 05155

PLANNING COMMISSION MEMBERS PRESENT: Stephen L. Twitchell-Vice Chair, Pamela J. Spaulding-Clerk, Chad Stoddard.
PLANNING COMMISSION MEMBERS ABSENT: Trevor Powers-Chair.
TOWN OFFICIALS PRESENT: William Goodwin-Zoning Administrator, Patty Eisenhaur-Housing Commission Chair, Maryann Morris-Housing Commission, James Ameden, Jr.-Selectboard.
OTHERS: George Mora-Citizen Advocate, Jen Greenfield, Dom Boutin.

1. CALL MEETING TO ORDER:

The Planning Commission of Londonderry, Vermont was called to order on Monday, July 27, 2026 at 6 P.M. by Stephen L. Twitchell, Vice Chair.

2. CHECK ZOOM SIGN-IN:

The ZOOM was found to be in working order.

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

NONE

4. MINUTES APPROVAL (06/29/2026) (07/13/2026):

Chad moved that the minutes of 06/29/2026 and 07/13/2026 be accepted. Steve seconded and the motion carried unanimously.

5. ANNOUNCEMENTS/CORRESPONDENCE:

a. E-MAILS:

Pam reported that she had emailed Mark Wright of the Conservation Committee and is waiting to get Kevin Beattie's contact information. Both are being asked to contribute to the Town Plan.

b. ITEMS FROM SELECTBOARD PACKET:

Pam reported that she had provided the members with information from the last Selectboard meeting packet. Due to the size of the documents she did not include other items that should be of interest to the Planning Commission.

6. VISITORS/CONCERNED CITIZENS:

a. GEORGE MORA

George presented information re. the Derry Resiliency Project of which she is one of the Champions and the Planning Commission is listed as a Partner. She clarified that this is more about flood resiliency. Discussion also revolved about who to contact for an engineer for raising buildings, finding land for commercial development outside of the flood plain/river corridor. Pam asked if George saw this as a project that might be approved for a Municipal Planning Grant. Dom questioned about spending money on studies that had already been studied. Patty reminded the Commission that Housing had come to the Planning Commission for a Municipal Planning Grant and that was refused. Chad had questions for Patty about what Housing was doing. Pam called a Point of Order as this discussion was getting off the subject.

b. OTHERS:

Pam had heard from Liam Elio regarding the Parks' needs. It would come under the Physical Improvement Plan of a Municipal Planning Grant. It was determined that we need more concrete numbers.

Housing is working on updating their information for the Town Plan.

7. OLD BUSINESS:

a. "SILVER JACKET" UPDATE:

Chad had reached out again to his contact. The Silver Jackets help with flood mitigation. Chad gave a short description of the Silver Jackets. Pam asked if Chad would like her to hold this as an agenda item until he lets her know when he has more to report.

b. BY-LAWS:

William presented the changes to the By-laws that were suggested by the Town Attorney. The Town Attorney felt there was too much overlap. The Shoreland regulations were kept. The parts regarding the Wetlands was mostly taken out and the riparian by-laws was taken out. Pam moved to accept the changes and for it to be presented to the Selectboard on 08/17/2026 and one date changed to 08/17/2026. The motion was seconded and passed unanimously.

c. TOWN PLAN:

i. UPDATE:

As reported earlier, Pam noted that she had emailed Mark Wright of the Conservation Committee and has asked for Kevin's contact information re. Forestry.

The STR portions is still being drafted as is the section on Roads.

Housing will discuss at the next meeting.

There is a section regarding Public Transportation, which is really nonexistent. Neighborhood Connections does offer transportation and there are other driving services available which are not free. Pam asked if there was anyone willing to take this portion of the Town Plan on and met with negative responses.

d. DISCUSSION OF MUNICIPAL PLANNING GRANT:

Discussion included comments from a member of the public who felt that studies are not beneficial and "Does not need to be done." More concrete information is needed to make a determination and included that there is "too much what if." More discussion is needed with more concrete information of those projects under consideration. Chad felt that there was "an elephant in the room," specifically the Williams Dam issue. James felt that it should be put on the agenda and Chad will ask that he be put on the agenda for the next meeting. Ultimately, the decision is up to the Selectboard.

8. NEW BUSINESS:

a. LAND ACQUISITION TASK FORCE MEMBER FROM THE PLANNING COMMISSION:

Per the last Selectboard meeting a Land Acquisition Task Force is being formed and a member from the Planning Commission is needed. Pam nominated Chad Stoddard to be the Planning Commission representative on the Land Acquisition Task Force. Steve seconded and motion passed unanimously.

b. PRESENTATION TO SELECTBOARD RE. MUNICIPAL PLANNING GRANT:
As we do not have a concrete plan on what to present, this will be tabled for now.
Steve said he would look into the parks and Chad will look into the dam issue.

9. COMMITTEES:
There is nothing to report at this time.

10. ADJOURN:
Pam moved to adjourn and Chad seconded. The motion passed unanimously and the meeting was adjourned at 7:09 P.M.

Respectfully submitted,

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Pamela J. Spaulding, Cler, Stephen L. Twitchell, Vice Chair

Remote Information:
Web: https://us02web.zoom.us/j/9076503251
Meeting ID: 907 650 3251