

TOWN OF LONDONDERRY, VERMONT
PLANNING COMMISSION MEETING MINUTES
JUNE 8, 2026
TOWN OFFICE
100 OLD SCHOOL STREET
SOUTH LONDONDERRY, VERMONT 05155

PLANNING COMMISSION MEMBERS PRESENT: Trevor Powers-Vice Chair, Pamela J. Spaulding-Clerk, Chad Stoddard, Stephen L. Twitichell.

1. CALL MEETING TO ORDER:

The Londonderry Planning Commission meeting was called to order at 6:13 P.M. by Trevor Powers, Vice Chair.

2. CHECK ZOOM SIGN-IN:

The ZOOM sign-in was found to be in working order after some initial difficulties.

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

None

4. MINUTES APPROVAL (05/13/2026):

Chad made the motion to approve the minutes of 05/13/2026 as written. Steve seconded and the motion passed unanimously.

5. ANNOUNCEMENTS/CORRESPONDENCE:

a. Selectboard Meeting and Public Meeting.

Pam noted that Trevor made the presentation of the by-laws at the last Selectboard meeting. The Selectboard had no questions nor did the public. The Selectboard public hearing is scheduled for 07/06/2026 at the Town Office.

b. Andover Public Hearing

Pam noted that she had attended the Andover Public Hearing and that Andover and Londonderry had many similarities regarding housing prices. Andover noted in their Town Plan what the median income was, the amount that could be spent on rental properties or a mortgage given that income, and the price range of housing that could then be had. Pam mentioned that she saw no reason for that to be used in the upcoming Town Plan.

6/ VISITORS/CONCERNED CITIZENS:

None

7. ELECTIONS:

a. Chair:

Trevor volunteered to step up to the Chair position. Steve made the motion to elect Trevor as Chair. Pam seconded and the motion passed unanimously.

b. Vice Chair:

Chad moved to elect Steve as Vice-Chair. Pam seconded and the motion passed unanimously. Steve noted that his position at the Transfer Station allowed him to be in contact with a multitude of people. Pam noted that people's concerns should be put in writing and emailed to the Commission.

c. STR Representative:

Chad volunteered to be the Planning Commission representative as we are supposed to have two.

8. OLD BUSINESS:

It was decided to pick up a Thank You card for Brent.

9. NEW BUSINESS:

a. TOWN PLAN:

i. E-MAILS:

Pam presented packets to the members with copies of emails from Matt Bachler re. WRC and the Enhanced Energy Plan, which the current Town Plan meets this requirement. A discussion regarding Will Goodwin's e-mail and Pam's response to him regarding only holding one meeting a month and that being on the 4th Monday was had. No decision was made on that point. The email from Andy Dahlstrom, STR administrator was also mentioned. A discussion was had about the time frame for redoing the town plan was had and Pam will contact WRC about this. Pam is also seeking input from other town committees. Housing is aware of this and the section that they did may just need a few "tweaks" to update certain data. Steve mentioned that one of the goals was to create an alternate village center but that comes with several obstacles.

ii. INTRODUCTION TO TOWN PLAN:

Pam asked if ACT 181 needs to be mentioned by the sentence that includes ACT 250 and that under "Development, Adoption and Updating change "have been made at five-year intervals" to "will be made at eight year intervals" which is the current standard. In the next paragraph add "Londonderry" before Town Boards to clarify that it is only the town boards in Londonderry that need to be considered and not other towns.

iii. ABUTTING TOWN INFORMATION:

Pam mentioned that changes that need to be made are under Jamaica as their Town Plan was updated on August 19, 2025, Landgrove updated their Town Plan in 2025, and Andover needs to have their Town Plan updated in August of this year but, as yet, that has not passed so will need to be watched for updates.

iv. TIME TABLE:

Pam mentioned that Andy believed he would be able to either attend or send something regarding STRs for the next meeting on June 22nd. We should also be looking at Transportation. Pam mentioned that Steve had initially wanted to work on the History portion. A discussion was had about resources for this including Taylor Prouty regarding the history of the Prouty Property, Mimi Lines, the Londonderry Arts and Historical Society, as well as his mother who worked in the Town Office for many years.

b. ARMY CORPS OF ENGINEERS "SILVER JACKET" GROUP DISCUSSION re. FLOOD WALL IN NORTH VILLAGE:

Chad spoke about the Silver Jackets, also known as “ACE” and what he has seen in communities who have used their services in areas that have repeatedly flooded. Flood walls were built around Town Centers (on 3 sides as the 4th was a mountain) and that it surrounded the historical portion of the town. At Aikens Corner the water breeches the flood wall because the bridge is too low. Steel may be on the same level as the flood wall but once the water hits the steel, it goes over the bridge and hits the road. Up Utely Brook would be a consideration. Pam questioned if this might tie in with the Derry Resilience Projects, particularly one that Helen Hamm is supposed to be working on with other towns and the North Village Scoping Study, championed by Paul Hendler. Both of those projects have the Planning Commission listed as partners. Chad agreed to spear head this and follow up with Paul. Pam will e-mail Tom Cavanagh about following up with the progress the Derry Resilience Projects as made.

c. BUDGET UPDATE:

Pam gave the budget update regarding the amount that the Wastewater Project has spent to date for this fiscal year is \$148,558.64. Wastewater is included under the Planning Commission budget because the idea originated in the Planning Commission but we do not have to include it in our overall budget when we submit it in the fall. \$246.50 has been spent on Communications, \$10.00 on Printing, and \$145.00 on Zoning Bylaw Implementation. Pam asked if creating a reserve fund for the unused Municipal Planning Grant Expense was something of interest. Since the maximum that can now be applied for is \$50,000 for a solo application and \$65,000 for a group application, we do not have enough to apply for those type of grants. It was agreed that Pam will look into this possibility.

10. ADJOURN:

Pam made the motion to adjourn. Trevor seconded and the motion passed unanimously. The meeting was adjourned at 7:57 P.M.

Respectfully submitted,

Pamela J. Spaulding-Clerk

Trevor Powers-Chair

REMOTE INFORMATION:

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

Meeting ID: 907 650 3251