

TOWN OF LONDONDERRY, VERMONT  
PLANNING COMMISSION MEETING MINUTES  
FEBRUARY 23, 2026  
TOWN OFFICE  
100 OLD SCHOOL STREET  
SOUTH LONDONDERRY, VERMONT 05155

PLANNING COMMISSION MEMBERS PRESENT: Brent Bammarito-Chair, Pamela J. Spaulding-Clerk, Stephen L. Twitchell

PLANNING COMMISSION MEMBERS ABSENT: Trevor Powers

TOWN OFFICIALS: William Goodwin-Zoning Administrator, Patty Eisenhour-Housing Commission Chair via ZOOM

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 23, 2026 by Brent Bammarito, Chair.

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

Will suggested that the Public Hearing be publicized at the Town Meeting either by Posters or Handouts and will talk to Tina about this. Steve suggested that if there is a paper ballot that an announcement could be made at that time.

3. MINUTES APPROVAL (03/09/2026):

Brent moved that the minutes be approved. Steve seconded and the motion was carried unanimously.

4. ANNOUNCEMENTS/CORRESPONDENCE:

Pam asked if everyone received the emails from the VLCT. Since everyone does she will no longer forward those. She also asked if the members had received an email about the Jamaica State Park. The West River Trail does border the Jamaica State Park. Pam did announce the Public Hearing at every meeting she has attended and did ask the Select Board to review the packet they had received. At the "Meet the Candidates" night, there was a person who expressed interest in the WRC. There was no one there who expressed interest in the Select Board positions.

5. VISITORS/CONCERNED CITIZENS:

Patty Eisenhour, Housing Commission Chair, via ZOOM expressed concerns regarding the designated village centers, ACT 181, exemptions for villages with wastewater, the ability to create new housing is severely limited because of the Flood Zone/Flood Way/River Corridor issue. Will did state that the DRB had recently approved a 5 lot subdivision. Currently the By-laws up for adoption have standards from the WRC vs the State. The State has better standards but Will needs time to format those. Patty also asked about Village Commercial in the North

Village. William will check with the map maker as there may a discrepancy.

6. OLD BUSINESS:

a. PUBLIC HEARING PREPARATION:

Brent's opening speech is prepared and will stress people's comments referring to Page, Section, and Line number. Pam asked that he also ask people to speak clearly as many people tend to mumble, especially in they are reading from their phone. Pam will bring a copy of our Rules of Procedure and Robert's Rules of Order. Pam's offer to bring a gavel and Microphone were rejected.

7. NEW BUSINESS:

a. AGENDAS ITEMS FOR 03/23/2026:

Pam stated she had the agenda mostly done with a discussion of the Public Hearing and starting going over any revisions of the By-Laws. The commission will have a better idea after the Public Hearing as to how much revision will have to be done. As another item Pam suggested that the commission also discuss Goals and a Timeline for the second public hearing.

b. FOLDERS FOR POST-PUBLIC HEARING MEETINGS:

Pam made folders for everyone if they wanted one. The folders contain the email from Heather, the Towns and Bridges Ordinance that may or may not have any impact on the By-Laws. There will also be the memo from the Housing Commission. Brent and Steve took a folder.

c. DISCUSS PROPOSAL TO SELECT BOARD FOR TOWN WIDE YOU TUBE SITE:

Pam reported that she had reached out to Aileen and from her own research, it seems that the You Tube recording is connected to the GNAT TV and is only obligated to record for the Select Board meeting. There is research going on about expanding the coverage from GNAT but that would mean more money. Aileen is also researching upgrading our current recording system. This is not an immediate issue but has been discussed in the past. We also do have a communication item in our budget.

8. COMMITTEES:

a. STR: Brent did send his thoughts to the STR Working Group regarding the appeal process. Patty reported that Andy is going to document the process as well.

b. Housing: There is a Special Meeting on March 2<sup>nd</sup> starting at 4 P.M. which Pam may not be able to attend. It is to go over a proposal for the By-Laws.

9. ADJOURN:

Pam made the motion to adjourn. Brent seconded and the motion passed unanimously. The Meeting was adjourned at 6:43 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