TOWN OF LONDONDERRY, VERMONT
PLANNING COMMISSION MEETING MINUTES
MONDAY, NOVEMBER 09, 2026
TOWN OFFICE
100 OLD SCHOOL STREET
SOUTH LONDONDERRY, VERMONT 05155

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

1. CALL MEETING TO ORDER:

The Londonderry Planning Commission was called to order on Monday, November 9th, 2026 at 6:00 P.M. by Trevor Powers, Chair.

2. CHECK ZOOM SIGN-IN: The ZOOM sign-in is operational.

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

None

4. MINUTES APPROVAL (10/26/2026:

Steve moved that the minutes of 10/26/2026 be approved. Trevor seconded and the motion passed unanimously.

5. ANNOUNCEMENTS/CORRESPONDENCE:

A. BUDGET:

Pam noted that she needs to set-up a meeting with Tina now that the elections are over.

6. VISITORS/CONCERNED CITIZENS:

Noone is present and there is noone on ZOOM.

7. OLD BUSINESS:

A. SELECTBOARD DECISION RE. MEMBERSHIP:

Pam announced that the Selectboard had rejected the Planning Commission's request to become a three member commission. It was also recommended that the Planning Commission interview candidates and then make a recommendation to the Board. This also means that all three of the current members must show up at meetings in order to take a vote on any motions. Otherwise, a discussion can be held but no vote may be taken.

i. NEXT STEPS:

After discussion it was decided that advertisements for the position would be placed in the Vermont Journal starting this Wednesday and again on December 1st. A poster could be made and hung in the Town Office, the Library, and the North Village Post Office. All applications would be given to Pam.

B. TOWN PLAN

i. LAND USE SECTION:

Changes to the Land Use section were discussed, compared to the GOOGLEDOCS.COM, and the current 2025 Town Plan. Grammar and punctuation changes were discussed. Changes and suggestions that had been made were discussed. It was suggested that in the first section "concentrating growth" versus "concentrated growth" and adding "within residential areas" be sent to Will to get his input on that. Also discussed was deleting "Magic Mountain Village" as all present thought that had been deleted previously. Under "Land Use Implementation" a question was raised about "Londonderry and South Londonderry Designated Village Centers were first awarded in 2014 and are due for renewal in 2019. Pam will check with WRC to see if this happened and if it was also renewed in 2024. Also deleted was "Understand the status of wastewater disposal in villages in order to adequately identify and plan for future capacity and needs." The wastewater project is underway. Pam will check with Larry Gubb about the Wastewater input to the Town Plan. The Land Use section was compared to the information provided by the WRC and it was felt that it is in compliance with their position.

Pam also mentioned that she had provided what she thought was relevant by-laws for Land Use.

The ECONOMY section will be discussed at the next meeting.

8. NEW BUSINESS:

None

9. COMMITTEES/MEETINGS:

A. HOUSING:

Housing meets this Thursday.

B. DRB:

The Mill demolition was discussed at the last DRB meeting. There is a deadline that has to be met and ACT 250 is also a factor.

The Dostal Property and a building on North Main Street will be the topics for the next DRB meeting. The proposal is that tiny homes be built on the Dostal Property and the building on North Main Street be converted to businesses and apartments. Pam mentioned that she would like to see a floor plan and to ensure that By-law 3011 was included in the plans.

C. LAND ACQUISITION TASK FORCE:

Pam attended the last meeting just as a resident. The Task Force continues to look at properties.

10. ADJOURN:

Pam made the motion of adjourn. Trevor seconded and the motion passed unanimously. The meeting was adjourned at 7:06 P.M.

Respectfully submitted,

_____	_____
Pamela J. Spaulding	Trevor Powers
Clerk	Chair

REMOTE INFORMATION:
Web: https://us02web.zoom.us/j/9076503251
Meeting ID: 907 650 3251