TOWN OF LONDONDERRY, VERMONT
PLANNING COMMISSION MEETING MINUTES
MONDAY, OCTOBER 26, 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 meeting was called to order on October 26, 2026 at 6:00 P.M. by Trevor Powers, Chair.

2. CHECK ZOOM SIGN-IN:

Pam confirmed that ZOOM was operational.

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

Pam moved to delete under Old Business A. Town Plan ii. STR, iv. COMPATIBILITY WITH OTHER TOWNS a. ANDOVER, and v. HOUSING. Trevor seconded and the motion passed unanimously.

4. MINUTES APPROVAL (09/28/2026):

Trevor moved to approve the minutes of 09/28/2026, Steve seconded, and the motion passed unanimously.

5. ANNOUNCEMENTS/CORRESPONDENCE:

None other than the email Pam sent to Trevor regarding an email she had received from someone on the Conservation Committee. Trevor stated he had not heard from the person so perhaps his questions were answered.

6. VISITORS/CONCERNED CITIZENS:

There is noone present and noone on ZOOM.

7. OLD BUSINESS:

A. TOWN PLAN (GOOGLEDOCS.COM, SELECTBOARD MEETING PACKET 10/05/2026 PAGES 61-70, WRC)

i. INTRODUCTION

Pam suggested to include ACT 181, ACT 152, ACT 121 after ACT 250 and to add "with" after 'accordance." She also needs to check to see how to state that Town Plans are now updated every 8 years.

Trevor moved to accept the changes Pam has made to the Introduction that were just discussed. Steve seconded and the motion passed unanimously.

ii. LAND USE:

Pam mentioned that the Googledocs.com had quite a bit of "red" in it as suggested changes that had been made and compared it with the first couple of pages that are in the 2025 Town Plan. Also have to consider the requirements that have been made by the WRC. What is in red are changes or suggestions that have been made at some point, including typos. This will take more time to go over and discuss. Pam will check about how to "invite" Trevor to Googledocs and get a printout to Steve or check with Tina about printing it out. Pam said that this may require its own individual meeting because of the length of this section. She also gave instructions on how to access the Selectboard packet and the WRC information. She also said that once the Planning Commission finalizes the section that she will let people know not to make any other changes and to thank them for their input. Steve also mentioned that Forestry and Agriculture sections need to be checked against the current by-laws as these two documents do need to align with each other.

8. NEW BUSINESS:

A. MEMBERSHIP:

Pam asked about moving forward do we want to aks the Selectboard to make us a three member commission, and, if they don't want to do that, have future members go through a an interview process as we did and let at least one of us be part of the decision. Pam could draft a letter and get on the agenda for the next Selectboard meeting. After discussion, Trevor made the motion for Pam to draft a letter to the Selectboard requestin we be a 3 member commission. If this is unacceptable we would like to be part of the interview and decision making process. Steve seconded and the motion passed unanimously. Pam will also get on the Selectboard agenda. Pam also asked about asking Tina about prorating the stipend between Brent and Chad for one year and Chad for the current fiscal year. Pam made the motion to do this and to submit to the Town Treasurer and Trevor seconded with the motion passed unanimously.

i. STR:

Steve volunteered.

ii. LAND ACQUISITION TASK FORCE:

This meets the first and third Wednesday at 5:00 P.M.

Steve volunteered.

Pam will send emails to Andy and Taylor regarding these.

B. FINALIZE/ADOPT BUDGET FOR FISCAL YEAR '27-'28.

Suggested changes:

Reduce Training and Education to $500 with a savings of $500.

Omit Water Supply and Wastewater Planning of $100.

Omit Town Buildings Planning of $1000.

Reduce Communications to $2000 with a savings of $1000.

Increase Municipal Planning Grant Expense to $5000.

Increase Zoning Bylaws/Town Plan Implementation to $2000.

This would only be a savings of $100 for a total of $13,500.

Pam made the motion to adopt these changes and present them to Tina. Trevor seconded and the motion passed unanimously.

C. MEETINGS FOR NOVEMBER AND DECEMBER:

Pam made the motion to have the November meeting on November 9th and the December

meeting on December 14th at 6:00 P.M. and no meetings on the 4th Monday of those months. In January we will go back to 2 meetings per month. Trevor seconded and the motion passed unanimously.

9. COMMITTEES/MEETINGS:

A. SELECTBOARD:

Pam mentioned that there is still confusion regarding the positions of the Assistant Town Clerk and the General Office Manager .

B. WASTEWATER:

Pam mentioned that she did not attend the last meeting but it is her understanding that progress is being made and that some people who did not make it on the initial Phase One may be able to be put on during this Phase.

C. STR:

Pam mentioned that the first appeals board has been held.

D. LAND ACQUISITION TASK FORCE:

Pam mentioned that she had just scanned the minutes to see that there is a possibility that they will be reducing to one meeting per month.

E. HOUSING:

Pam mentioned that Housing is working on their portion of the Town Plan.

F. DRB:

Pam mentioned that the DRB is having a public hearing on November 4th at 3:00 P.M. to discuss The Mill.

10. ADJOURN:

Pam made the motion to adjourn. Trevor seconded and the motion passed unanimously. The meeting was adjourned at 6:54 P.M.

Respectfully submitted,

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| Pamela J. Spaulding | Trevor Powers |
| Planning Commission Clerk | Planning Commission Chair |

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