

TOWN OF LONDONDERRY, VERMONT
PLANNING COMMISSION MEETING MINUTES
MONDAY, SEPTEMBER 28, 2026

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

PLANNING COMMISSION MEMBERS ABSENT: Stephen L. Twitchell-Vice Chair.

1. CALL MEETING TO ORDER:

The Londonderry Planning Commission meeting was called to order on Monday, September 28, 2026 at 6:02 by Trevor Powers, Chair.

2. CHECK ZOOM SIGN-IN:

ZOOM was found to be in working order.

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

Pam moved to add under Minutes the dates of June 29, 2026, July 13, 2026, July 27, 2026, and August 24, 2026. Chad seconded and the motion passed unanimously.

Pam moved to add under Old Business, a, iv: Discuss and approve the face page of the Town Plan. Trevor seconded and the motion passed unanimously.

Pam moved to change #9 to Committees/Meetings and not minutes. Trevor seconded and the motion passed unanimously.

4. MINUTES APPROVAL:

June 29, 2026, July 13, 2026, July 27, 2026, and August 24, 2026.

Trevor moved to accept the minutes as written. Chad seconded and the motion passed unanimously.

5. ANNOUNCEMENTS/CORRESPONDENCE:

Pam mentioned an email she had received from Patty Eisenhaur, Housing Commission Chair and a subsequent email she had received from William Goodwin, Zoning Administrator. The email from Will may have answered many of Patty's concerns.

6. VISITORS/CONCERNED CITIZENS:

a. HOUSING COMMISSION

No one from the Housing Commission was present in person or on ZOOM.

Pam mentioned that the Housing Commission is working on the portion of the Town Plan that they had been asked to look at.

7. OLD BUSINESS:

a. TOWN PLAN:

i. STR

Pam shared the email she had received from Andy Dahlstrom, STR Administrator,

regarding his contribution to the Town Plan. One of the additions that will be made is to clarify "Article 2" by printing it in its entirety.

ii. LAND USE:

Pam mentioned the information from the WRC that was included in the Selectboard's packet as it concerns their potential changes to the regional plans. This was basically a synopsis of the entire document, which was quite lengthy. More research will need to be done to make sure that our Town Plan is in compliance with the WRC's plan.

iii. TIME LINE:

Pam mentioned a potential time line as to when the Selectboard might be able to approve the Town Plan, the issue of having to have 30 days warning for public hearings, and that it has to go to the WRC before the Planning Commission can have its Public Hearing.

Pam made the motion that the Commission have its meeting on December 14th because of the Holidays and then possibly have two meetings in January and February with a proposed date to be approved by the Selectboard in June. Chad seconded and the motion passed unanimously.

Pam mentioned that this will also give those who are providing submissions a deadline.

iv. FACE PAGE:

Pam showed the face page of the current Town Plan and shared that some of the abutting towns just had the name of the town and one had a picture of a cow.

After discussion, Pam moved to change the front page to have the Town Logo on it. Trevor seconded and the motion passed unanimously.

8. NEW BUSINESS:

a. BUDGET FOR FISCAL YEAR '27-'28:

Pam mentioned that the Water Supply and Wastewater Planning that is currently listed under the Planning Commission budget will have its own budget area. After discussion the following changes were suggested: Planning Commission Training and Education to be reduced to \$500.00; Communications to be reduced to \$2000.00; Zoning By-law Implementation to read Zoning By-law and Town Plan Implementation. Pam to clarify the line item of "Town Buildings Planning" with the Town Treasurer, with the possibility of also including that in the Municipal Planning Grant amount. The \$1500.00 that was removed from other items will be moved to the Municipal Planning Grant Expense which will allow the town to apply for larger grants. Another benefit of this is that the overall budget would not increase.

9. COMMITTEES/MEETINGS:

Chad shared an update on the Land Acquisition Task Force.

Pam shared an update on the progress of the Wastewater project.

10. ADJOURN:

Pam moved to adjourn the meeting and Chad seconded with the motion passing unanimously. The meeting was adjourned at 6:38 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