

TOWN OF LONDONDERRY, VERMONT
PLANNING COMMISSION SPECIAL MEETING MINUTES
JUNE 29, 2026
100 OLD SCHOOL STREET
SOUTH LONDONDERRY, VERMONT 05155

PLANNING COMMISSION MEMBERS PRESENT: Trevor Powers-Chair, Stephen L. Twitchell-Vice Chair, Pamela J. Spaulding-Clerk, Chad Stoddard
TOWN OFFICIALS PRESENT: Andy Dahlstrom-STR Administrator

1. CALL MEETING TO ORDER:

The special meeting of the Londonderry Planning Commission was called to order on June 29, 2026 at 6:00 P.M. by Trevor Powers, Chair,

2. CHECK ZOOM SIGN-IN:

The ZOOM link 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 allow Andy Dahlstrom, STR Administrator, to speak ahead of any other business. Trevor seconded and the motion passed unanimously.

4. NEW BUSINESS:

ii. STR

Andy spoke about the VLCT model STR ordinance which refers to STRs as “transient commercial use of residential property.” Following this could be useful in differentiating between commercial and second home properties use. It is a disadvantage to lose any housing stock. Second homes aren’t producing volunteers, etc. to help the town in any way. An absentee owner can run it as a business as it is essentially a business. The legislature won’t use the same words as it “feels as long as people are in a house it is residential.” Magic Circle is an example where there is high volume, traffic, and noise which has had a negative impact there. Pam asked if Andy was comfortable with writing something to be included in the Town Plan as currently there is not anything that addresses this. Andy agreed to do so.

5. MINUTES APPROVAL (06/08/2026):

Chad moved to accept the minutes of 06/08/2026 as written. Trevor seconded and the motion passed unanimously.

6. ANNOUNCEMENTS/CORRESPONDENCE:

a. VLCT ADVOCACY CHAT ON 06/10/2026:

Pam mentioned that she and Chad had attended this and that it was basically a recap of what the legislature had done this past year.

b. Public Hearing (Selectboard):

The Selectboard Public Hearing for the By-laws will be on July 6, 2026 at the Town

Office. Pam gave out an e-mail from Matt Bachler.

c. West, Saxtons, and Williams from VT Journal;

Pam mentioned an article from the VT Journal about upcoming discussions regarding this. Trevor read from an e-mail he had received from Chris Morrow.

7. VISITORS/CONCERNED CITIZENS;

No one present and no one on ZOOM.

8. OLD BUSINESS:

a. "Silver Jacket" Update:

Chad: VT representative for this district is run out of New York. He did receive a phone call back and the person stated that they would reach out to the state. Chad has not received any more information as yet.

b. Budget Update:

Pam reported that we are unable to create a reserve fund from unused Grant monies. Since Municipal Grants can grant up to \$50,000 for a single case, we can increase the budget to \$5,000. for the next fiscal year. As it stands now we can only request \$30,000 without additional funding from another source.

c. Crosswalks:

Pam handed out an e-mail she had received from Mimi stating that crosswalks are allowed according to VT state guidelines. Guidelines currently state that 30 inches or more of blacktop are required. Chad has spoken to Victoria and private property may also be an issue along with drainage. Essentially this is an dead issue for the Planning Commission.

9. NEW BUSINESS:

a. Town Plan

i. e-mail

Pam received an e-mail from Matt Bachler stating we did have time to update our town plan as WRC had approved the Town Plan in 2025. Pam stated we had made a commitment to the Selectboard and to the Town that we would work on this once the by-laws were done. We just have more leeway in time than previously thought.

ii. TRANSPORTATION:

Pam handed out copies of an email she had received from Taylor Prouty.

Pam moved to table a discussion of the Transportation section of the Town Plan until Taylor can attend. Trevor seconded and the motion passed unanimously.

iii. Time Table:

Pam will see if Taylor can attend the meeting on July 27th.

Pam felt that we should have a meeting on July 13th to discuss the Selectboard's Public Hearing. Pam made the motion that starting with July 27th, the Londonderry Planning Commission will meet on the fourth Monday of the month, unless a special meeting needs to be called. Chad seconded and the motion passed unanimously.

b. Discussion of Municipal Planning Grant:

Pam handed out a copy of an e-mail from Matt Bachler. He stated that a Community Improvement Plan might be the way to go. Pam will research this. She will also reach out to George Mora about her portion of the Derry Resilience Project.

10. COMMITTEES:

a. Housing

Nothing to report.

11. ADJOURN:

Pam made the motion to adjourn. Trevor seconded and the motion passed unanimously. The meeting adjourned at 7:11 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