

**Town of Londonderry, Vermont
Selectboard**

Meeting Minutes
Monday, October 20, 2025, 6 PM
100 Old School Street, South Londonderry, VT 05155

Board members present: James Ameden, Jr., Thomas Cavanagh, Martha Dale, Taylor Prouty, and Jim Fleming.

Board members absent: None

Town Officials: Aileen Tulloch, Town Administrator; Jen Greenfield, Planning Commission Chair; Pamela Spaulding Planning Commission; Steve Twitchell, Planning Commission; Patty Eisenhower, Housing Commission Chair.

Others in Attendance: Curt Cowles, Martha Cowles, and Gary Kleinen

1. Open Public Hearing Town of Londonderry Town Plan

Chair Tom Cavanagh opened the Public Hearing at 5:00pm

a. Presentation by the Planning Commission

Pamela Spaulding from the Planning Commission explained the proposed Town Plan had only those sections updated that needed to be changed in order to get it re-adopted per Vermont State Statute. The Planning Commission plans to revisit the Town Plan once the Zoning Bylaws are finalized and adopted, hopefully next year. She thanked Patty Eisenhower and the Housing Commission and Larry Gubb and the Wastewater Committee for their contributions.

b. Questions and Concerns from the Selectboard

Martha Dale asked which sections got updated.

Jen Greenfield responded that Matt Bachler from WRC helped them identify which sections needed to be updated in order to comply with State Statute and move forward with the Bylaws. Landuse, Housing, Wastewater, Census information among others.

Taylor Prouty acknowledged that this was a very limited update.

Marth Dale asked how the Selectboard could create a vision out of the document that is easy to keep the document front and center moving forward for the Town so it doesn't simply "sit on a shelf". Tom Cavanaugh replied that it is supposed to be a blueprint for the Town. Prouty commented that it should drive the Selectboard's decision. Dale said she hoped that the Selectboard actively uses it and wondered if other Town Plans have been able to figure this out. Aileen Tulloch commented that reformatting the plan might be part of the process when the Planning Commission takes it back up again. Dale also hopes that there is a good way to get public input as well.

c. Questions and Concerns from the Public

Town of Londonderry, Vermont
Selectboard Meeting Minutes – October 29 2025

Patty Eisenhower commented that at the end of each section there are goals defined, which might be a good way to get a summary.

Curt Cowles asked what the timeline was as far the Zoning By Laws are concerned.

Tom Cavanagh explained that this hearing was only about the Town Plan, and then explained the Zoning By Laws timeline.

Gary Keinen commented that he was involved in the Town Plan process in Concord, MA which had an implementation matrix that was intended to help guide the Selectboard in decision making, if the Planning Commission is interested in seeing that plan.

2. Adjourn Public Hearing

Jim Fleming moved to adjourn the public hearing and Taylor Prouty seconded. The motion passed unanimously.

3. Call Regular Meeting to Order

Chair Tom Cavanagh called the regular meeting to order at 5:10 pm

4. Additions or Deletions to the Agenda

[\[1 V.S.A.](#)

[312\(d\)\(3\)\(A\)\]](#)

None.

5. New Business

- a. Vote to Adopt the Londonderry Town Plan

Martha Dale moved to adopt the 2025 Londonderry Town Plan as presented and Jim Fleming seconded. The motion passed unanimously.

6. Adjourn

Jim Fleming moved to adjourn and James Ameden seconded. The motion passed unanimously

The meeting adjourned at 5:13 PM.

Respectfully Submitted,

Aileen Tulloch, Town Administrator

Approved
LONDONDERRY
SELECTBOARD

Thomas Cavanagh, Chair