

DRAFT
Town of Londonderry, Vermont
Selectboard Monday, June 1, 2026
Meeting Minutes
Employee Reviews, 5:00 p.m. Regular Meeting, 6:00 PM
100 Old School Street, South Londonderry, VT 05155

Board members present: Leanne Alexander, James Ameden, and Tom Cavanagh.

Board members absent: Jim Fleming and Taylor Prouty.

Town Officials: Aileen Tulloch, Town Administrator; Tina Labeau, Town Treasurer; Alison Marino, Town Clerk; Sally Hesper, Town Note Taker; John Hurd, Recycling Coordinator; Liam Elio, Mountain Towns Recreation Director; Jeremiah Sund, Assessor; Sandra Clark, Lister; Pamela Spaulding, Planning Commission; Stephen Twitchell, Planning Commission; Chad Stoddard, Planning Commission; Esther Fishman, Development Review Board; and Patty Eisenhower, Housing Commission.

Others in Attendance: Sandra Clover; Paul Hendler; and Amanda Fouda, GNAT-TV.

On Zoom: None.

- 1. Executive session: 1 V.S.A. § 313 (a)(3) The appointment or employment or evaluation of a public officer or employee, provided that the public body shall make a final decision to hire or appoint a public officer or employee in an open meeting and shall explain the reasons for its final decision during the open meeting. (Employee reviews, and Personnel Issues)**

James Ameden moved to enter Executive Session under 1 V.S.A. § 313 (a)(3) The appointment or employment or evaluation of a public officer or employee, provided that the public body shall make a final decision to hire or appoint a public officer or employee in an open meeting and shall explain the reasons for its final decision during the open meeting, and invite the Town Administrator, Town Clerk, Town Lister, Town Assessor and Short Term Rental Administrator to join the meeting, seconded by Leanne Alexander The motion passed unanimously.

Executive session entered at 5:00 p.m.

Executive session exited at 5:42 p.m.

- 2. Call Regular Meeting to Order**

Tom Cavanagh called the meeting to order at 6:00 p.m.

- 3. Additions or Deletions to the Agenda**

None.

- 4. Minutes Approval - Meeting(s) of 5/18/2026**

Leanne Alexander moved to approve the minutes of the Selectboard meeting of 5/18/2026, seconded by James Ameden. The motion passed unanimously.

- 5. Selectboard Pay Orders**

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James Ameden moved to approve the pay orders for payroll and accounts payable, seconded by Leanne Alexander. The motion passed unanimously.

6. Announcements/Correspondence

The following announcements were made by Town Administrator Aileen Tulloch:

- Treasurer has initiated a tax sale and will keep Selectboard posted.
- 2 roof projects were put out to bid: roof construction over fuel tank at town garage and roof for heat pump at Town Hall. Bid due date was extended to July 2.
- Town would like photos for website. Residents are urged to submit to Town staff.

The following correspondence was referenced by the Town Administrator:

- Change order from Hunter Excavating for Town Hall renovations in amount of \$650.
- Thank you letter from Chester Snowmobile Club and invitation to BBQ on June 7 at gazebo at Chester Recreation Park from 11 to 2.
- Notification of receipt of loan application from Vermont Bond Bank.
- Financials as of April.
- FYI Liquor license for Londonderry Farmer's market.

Town staff made the following announcement:

- Dogs need to be registered by July or there will be trouble.

7. Visitors and Concerned Citizens

a. Matthew Barlow, Windham County Turning Point

Matthew Barlow of Windham County Turning Point discussed the organization's interest in establishing services in Londonderry and Townsend. He noted that the full peer recovery center is currently located in Brattleboro, which is not accessible to all residents of Windham County. Business cards were provided to the Town Administrator.

8. Liquor Commission

Leanne Alexander moved to approve a 2nd Class Liquor License for Derry Downtown Ltd., seconded by James Ameden. The motion passed unanimously.

9. Roads and Bridges

a. Updates

Work on the salt shed apron has been completed and invoice is in pay order.

10. Town Officials Business

a. Recreation Director

i. Review and Approve Mountain Towns Rec Director Interlocal Agreement

Liam Elio reported that the new contract has minimal changes and Town Attorney Bob Fisher reviewed and made edits. To date, Weston has approved the agreement.

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Leanne Alexander moved to approve the Mountain Towns Recreation Director Interlocal Agreement, seconded by James Ameden. The motion passed unanimously.

b. Planning Commission

i. Draft Zoning By-laws Presentation

Trevor Powers reported that the Planning Commission has been working with the Zoning Department since July 2024 to make numerous revisions to the by-laws. He then summarized the changes included in the eighth draft, which was approved by the Planning Commission on April 27, 2026.

- The height exemption for tree houses removed.
- WCRC flood bylaws were replaced with State Flood Bylaws.
- The Housing commission pointed out that multi family homes are currently allowed in R1; so the PC decided to continue to allow this use in R1.
- The number of days that non-paying guests can stay in a camper in someone’s yard has been increased.
- Shopping Plazas and Industrial Parks can have one big sign in addition to the signs allowed for each business.
- New Quarries will have their permits reviewed after the first 5 years of operation.
- STRs will have to meet the criteria for a dwelling.
- Density bonuses for PUDs that are for affordable housing were added.
- The boundary for the Conservation district was raised to 2,000 feet.
- The process for determining what terrain requires steep slope review was simplified.
- Access for lots without adequate footage will have to be approved by the DRB
- A sentence was added explaining that definitions of terms in the Flood and Fluvial Erosion District may vary from definitions in the rest of the zoning regulations
- The term “Loading Area” was changed to “Loading and Unloading Area”.
- The requirement that certain sections of roads would have to be paved was left up to the DRB to decide.

ii. Approve Selectboard Public Hearing Notice for July 6, 2026

James Ameden moved to warn the Selectboard Zoning By-Law Hearing for July 6, 2026, at 6:00 pm, seconded by Leanne Alexander. The motion passed unanimously.

c. Treasurer

i. Appoint Tina Labeau as a voting delegate to VLCT board

VLCT is conducting a study on providing their own health insurance and will be holding a meeting on June 22. Labeau would like to attend and have input.

Leanne Alexander moved to Appoint Tina Labeau as Londonderry’s voting delegate to the VLCT Board, seconded by James Ameden. The motion passed unanimously.

d. Town Clerk

i. Discuss Town Offices Alarm System

Alison Marino reported that the Town will discontinue its alarm system service with Countryside and transition to an online system. She noted that the new system will also provide the required internet surveillance of the ballot box.

e. Recycling Coordinator

i. Updates

- Electronics recycling event had over 100 cars.
- Household Hazardous Waste Day will be held on Saturday, June 6, at Flood Brook School. Over 200 cars are expected.
- John Hurd reported that the Mountain Operations Director at Stratton Mountain had inquired about the Town leasing a commercial biodigester composter that the resort is not currently using. He explained that the unit is large enough to process most, if not all, of the food waste collected at the transfer station, but it would require 200-amp power and water service. Hurd noted that the proposed lease cost would be minimal at \$1, and that Stratton would like to use some of the resulting compost. The Selectboard expressed interest in the opportunity, and Hurd will determine how much water would be needed to operate the equipment.
- Londonderry Market reports that some of the vending machine slots are not working. Tom Cavanagh will go and check.

11. Transfer Station/Solid Waste Management

a. Updates

John Hurd will reach out to ANR to see if Town can use lower field as stump dump.

12. Old Business

a. Ratify 05/18/2026 Award of Winter Sand Contract

Leanne Alexander moved to Ratify the 05/18 2026 decision to award the FY 2027 Winter Sand Contract to M&M Excavating, seconded by James Ameden. The motion passed unanimously.

b. Ratify 05/18/2026 Award of Winter Salt Contract

James Ameden moved Ratify the 05/18 2026 decision to award the FY 2027 Winter Salt Contract to American Rock Salt, seconded by Leanne Alexander. The motion passed unanimously.

c. Ratify 05/18/2026 Itinerant Vendor Permit

Leanne Alexander moved to ratify the 05/18/2026 decision to approve the Itinerant Vendor Permit for Svenfish, seconded by James Ameden. The motion passed unanimously.

d. Ratify 5/18/2026 Water Test Permission

James Ameden moved to ratify the 05/18/2026 decision to approve Water Testing for Chaves Excavation expansion project, seconded by Leanne Alexander. The motion passed unanimously.

13. New Business

a. Review and approve Land Acquisition Task Force Charge

Town Administrator Aileen Tulloch presented an initial draft outlining the charge, purpose, and proposed membership of the Land Acquisition Task Force. Pam Spaulding asked whether the charge would tie to Item #8, Long Term Village Center Concept, in the Londonderry Resilience Project and provided Tulloch with a copy so that related language could be incorporated. The Selectboard agreed to postpone further discussion until the next meeting so that Taylor Prouty could provide input.

b. Review and Approve Windham County Sherriff Contract

Contract is in the meeting packet. The fee remains the same. However, when the new pilot project takes effect, the fee will go through county assessment, not contract.

Leanne Alexander move to approve the Windham Country Sherriff FY 2027 contract and authorize the Town Administrator to sign on behalf of the Town, seconded by James Ameden. The motion passed unanimously.

c. Discuss Closing Prouty Property to Public

Tom Cavanagh reported that the issue was raised at the South Village Wastewater pre-construction meeting. Because construction equipment will be on site from 7:00 a.m. to 7:00 p.m., the Town will need to close the property to the public once construction begins in order to limit activity. Tulloch will follow up with the contractor and arrange for “No Trespassing” signs to be posted by order of the Selectboard.

Tom Cavangh moved to close Prouty Property to public once construction beings, seconded by James Ameden. The motion passed unanimously.

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15. Adjourn

The meeting was adjourned at 6:28 p.m.

Leanne Alexander moved to adjourn the meeting, seconded by Jim Fleming. The motion passed unanimously.

Respectfully Submitted,

Sally Hesse, Town Note Taker

Approved

LONDONDERRY SELECTBOARD

Chair, Tom Cavanagh