

DRAFT

Town of Londonderry, Vermont
Selectboard Tuesday, September 9, 2026
Selectboard Meeting 6:00 PM
100 Old School Street, South Londonderry, VT 05155

Meeting Minutes

In attendance: Tom Cavanagh, Selectboard Chair; James Ameden, Jr, Vice Chair; Taylor Prouty, Jim Fleming, Leanne Alexander.

Office Staff in attendance: Aileen Tulloch, Town Administrator; Tina Labeau, Treasurer; Allison Marino, Town Clerk; John Hurd, Solid Waste Coordinator; Liam Elio, Mountain Towns Rec Director; Pam Spaulding, Planning Commission; Patty Eisenhour, Housing Commission; Andy Dahlstrom, Short Term Rental Administrator.

Others in Attendance on Zoom: Ron Rhodes Connecticut River Conservancy; Georgianne Mora, Bret Carter, Hunter Excavating; Jon Olin, Hoyle & Tanner

Others in Attendance: Cindy Gubb, Anna Stoddard, Chad Stoddard, Jim Ameden, Sr; Jennifer Greenfield; Dominique Boutin; Paul Hendler; Shelley Hendler; Rachel Febbie; Kim Ray; Heather Stephenson.

1. Call Regular meeting to Order

Tom Cavanagh, Chair called the Regular Meeting to Order at 6:00 p.m.

2. Additions or Deletions to the Agenda

[1 V.S.A. 312(d)(3)(A)]

Tom Cavanagh made a motion to move Item 11b – to item 6a – Taylor Prouty seconded – passed.

Taylor Prouty moved to remove item 8a Driveway Access Permit – Leanne Alexander seconded – passed.

3. Minutes Approval – Meeting of 09/08/2026

Leanne Alexander moved to approve the minutes of the Selectboard meetings of 09/08/2026 James Ameden seconded – passed.

4. Selectboard Pay Orders

Jim Fleming moved to approve the pay orders for payroll and accounts payable– Leanne Alexander seconded – passed.

5. Announcements/Correspondence

Aileen Tulloch announced that the office staff was having some trouble with OneDrive and SharePoint after Microsoft updates last week. It has been fixed and we're working on the file structure.

Aileen attended the animal control officer budget meeting, and Londonderry was accepted into the group. We will be getting a contract from the sheriff's office by the next meeting

Hunter Excavating has been working on exploring Main Street for ledge for the South Village wastewater project and found none. While the town and Hunter will do everything they can to minimize disruption to lawns, gardens and trees. Anything within the right way can be removed cut or disrupted when needed to complete the project.

The Grafton Gran Fondon bike event will be coming through Londonderry on October 3. They anticipate 60 riders total divided among five roots. The event organizers will be putting out signs for safety and direction.

Correspondence included in the Board's meeting packet is as follows:

- a) Notice of Public Information Sessions from the Land Use Review Board:
 - a. September 30 6:30pm-8:00 pm in West Burke
 - b. October 1 6:30-8:00 pm in Brattleboro
 - c. October 6 6:30-8:00 pm in Rutland And on Zoom.

A request from VLCT to designate an official or a Selectboard member to cast a ballot for the Board of Directors.

6. Visitors and Concerned Citizens

a. Discuss Grant Opportunity for Engineering Design for Dam Removal

Ron Rhodes presented a potential \$50,000 grant from a large, anonymous national foundation for engineering design related to dam removal. This sparked a debate between town officials and residents:

Fire Protection & Safety: Fire officials, including the spokesperson for the North Londonderry Fire Department, argued that the Mill Pond is a vital, year-round water source. They emphasized its accessibility in winter when private ponds (often 50-75 feet behind houses) are inaccessible or lack sufficient volume for fire suppression.

Regulatory Pressure: The board noted that the state has warned the dam will be placed in the "unsafe dam program" if significant action is not taken by the next inspection.

Grant vs. Repair: Proponents of removal cited the lack of available federal grants for repair, noting that the Town was previously denied funding because the dam is not classified for flood mitigation. Pro-repair residents noted that a previous committee spent \$30,000 on studies and voted 3-2 in favor of repair.

b. Winhall Hollow Road Concern

Pamela Spaulding requested the demolition of the "White House" on Winhall Hollow Road (between 911 numbers 3432 and 3376). The house, reportedly the first in town to have electricity, is now structurally unsound with a collapsed roof and floor. The board will investigate local statutes (such as Bylaw 1206/1207) and state laws regarding abandoned and hazardous buildings.

Residents raised concerns about heavy truck traffic and speeding on Middletown Road. The board discussed coordinating with local law enforcement to monitor specific truck numbers and dates reported by citizens. The board also addressed concerns about trucks from Hunter Excavating, noting that while the traffic is temporary, contractors must remain respectful of residential speed limits.

7. Liquor Commission - FYI catering permits in packet

8. Roads and Bridges

a. Discuss driveway permit application improvements.

Taylor spoke about working on road crossing permits – to fit in the driveway access permit application or create a new permit for utility access.

b. Review and Approve Spring Hill Rd culvert change order

During excavation to install the box culvert, Hunter Excavation encountered ledge, which was unexpected. Blasting will be needed, which will increase the cost of the project.

Taylor Prouty moved to approve the Change Order from Hunter Excavation to provide services relating to Spring Hill Road Culvert Replacement, estimated to cost 226,166.27 and 2) authorize the Town Administrator to execute any documents necessary to conduct the necessary work seconded by Leanne Alexander - passed.

9 Town Officials Business

a. Town Staff

i. Discuss Doings in Derry Newsletter

Allison Marino, Town Clerk spoke about how sending out Doings in Derry is not always timely as we try to not send out too many emails and use this primarily for town specific notifications. Dominique Boutin, Jen Greenfield, Chad Stoddard and Cindy Gubb raised concerns. Tom suggested setting up a new mailchimp account. Aileen Tulloch, Town Administrator, proposed still posting it on the Town Website under the Community section and utilizing the website's built in e-subscribe feature.

b. Recreation Director

i. Approve REDI grant application

Leanne Alexander moved to approve the application of a REDI grant by the Parks Board and authorize the Town Administrator to execute any documents necessary to secure the grant seconded by James Ameden - passed.

c. Planning Commission

Pam Spaulding said they are currently working on the Town Plan.

d. Short Term Rental Administrator

Review and Approve STR fee structure changes

Andy Dahlstrom, Short Term Administrator, proposed a non-refundable administrative fee for declined applications, with exceptions for certain circumstances.

Taylor Prouty moved to approve the Short Term Rental fee structure changes as proposed, seconded by Jim Fleming - passed

10. Transfer Station/Solid Waste Management

a. Updates

John Hurd, Recycling Coordinator, updated on illegal dumping at the Transfer Station on a Wednesday. The board suggested he call the police. Hazard Waste Collection at Flood Brook on Saturday, October 3 from 9 to 1.

11. Old Business

a. Discuss Bond Vote for Williams Dam

Lengthy discussion was had with no decision being made.

b. Review and Approve Windham County Humane Society Contract

Currently the Town has no impoundment facility. The Windham County ACO Ashley Pinger is familiar with the Windham County Humane Society.

Leanne Alexander moved to approve the contract for Windham County Humane Society for services related to animal impoundment seconded by James Ameden - passed.

12. New Business

a. Discuss Rules and Procedures for Obtaining Quotes

Aileen talked about how she obtains information to do a Request for Proposals.

b. Discuss Municipal Planning Grant Opportunities

Aileen Tulloch explained the Municipal Planning Grant could either be for Housing or North Village Flood Feasibility Study. Planning Commission will not be applying. The Board agreed a Flood Feasibility Study would be the best use of that grant money.

13. Executive Sessions:

Taylor Prouty 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 (Assistant Clerk 6 month Review); 1 V.S.A. § 313 (a)(1)(E); Pending or probable civil litigation or a prosecution, to which the public body is or may be a party (Short Term Rental Ordinance); 1 V.S.A. § 313 (a)(2) Negotiating or securing of real estate purchase or lease options (North Village Wastewater) and invite Aileen, Tina, Allison and Andy to attend – Leanne Alexander seconded – passed.

Entered Executive session at 8:20 pm

Came out of Executive session at 9:20 p.m.

Taylor Prouty moved to increase the Assistant Town Clerk working hours by 16 hours at an hourly rate of \$25 per hour, through a budget adjustment at no increase to the budget, Leanne Alexander seconded – passed.

14. Adjourn

Leanne Alexander moved to adjourn at 9:25 p.m. Jim Fleming seconded. Passed.

Respectfully Submitted,

Tina Labeau, Town Treasurer

Approved
LONDONDERRY SELECTBOARD

Chair, Tom Cavanagh