

TOWN OF LONDONDERRY, VT
100 OLD SCHOOL STREET
SOUTH LONDONDERRY, VT 05155

PLANNING COMMISSION MEETING MINUTES
OCTOBER 27, 2025

PLANNING COMMISSION MEMBERS PRESENT: Jennifer Greenfield-Chair,
Brent Bammarito-Vice Chair, Pamela J. Spaulding-Clerk, Trevor Powers, Stephen L. Twitchell.

CITIZENS: Dominique Boutin via ZOOM, Tom D. (No last name available) via ZOOM.

1. CALL MEETING TO ORDER:

A quorum being present the Planning Commission Meeting of Londonderry, VT was called to order at 6:00 P.M. on October 27, 2025 by Jennifer Greenfield, Chair.

2. ADDITIONS OR DELETIONS TO THE AGENDA:

Pam moved to delete Item b under OLD BUSINESS “Review Bylaws under Section 1, 2, and 3 of 3000 to 3200 for updates from Will Goodwin, Zoning Administrator.” Trevor seconded and the motion passed unanimously.

Pam moved to add a discussion of who would do the presentation at the Selectboard meeting of 10/29/2025 regarding the Town Plan under New Business. Brent seconded and the motion passed unanimously.

3. MINUTES APPROVAL (10/13/2025):

Brent moved to accept the minutes of 10/13/2025 as written and noted there was a typo. Trevor seconded and the motion passed unanimously.

4. ANNOUNCEMENTS/CORRESPONDENCE:

a. Pam noted that on pages 31-34 of the Selectboard Meeting Packet of 10/20/2025, Aileen included excerpts from a meeting she attended. These are called “The Dignity Index.”

b. Pam noted that in the same Selectboard meeting there was an email from Matt Bachler from the Windham Regional Planning Commission about ACT 181.

c. Jen noted she had received an email from will on 10/24/2025. She had also received an email on 10/14/2025 from VLCT that had not been sent to everyone.

d. Jen also noted the event coming on 12/02/2025 from SoVT about Economic Development.

e. Jen noted that she has added us to VLCT: There is a program related to STRs on 10/08/2025 in Fairlee, VT.

f. Jen had also received an email from Patty Eisenhower regarding zoning and wastewater, requesting ½ acre lots be considered in the Village if tied to the wastewater. Brent noted he had had a conversation that keeping space for wastewater for new construction would accommodate

7 new houses. Pam noted that wastewater is also dependent on residential vs restaurants vs businesses in determining usage and capacity. Pam will attend the next Wastewater meeting and ask for an updated map, asking where is it going and how it affects lots.

g. Jen also had received an update from Blue Flame re. Land Use Permit, which not all received.

5. VISITORS AND CONCERNED CITIZENS:

Nothing voiced.

6. OLD BUSINESS:

a. Updates on Proposed Ordinance.

Pam rechecked the Town Website, the Town Office, and asked Tom Cavanagh about the proposed ordinance, regarding derelict/abandoned buildings. None were found to exist. Pam checked abutting towns and Will was able to send the only one that was found. That was in Windham. The Melendy property is in the final stages of being purchased by the First Baptist Church, if it has not already been done and demolition has started, including the removal of over 100 tires. An Ordinance might carry more weight than By-Laws, given that By-Laws may allow for properties being “grandfathered” in.

After discussion it was decided that the members should “rough” something out at the “gap” meeting before presenting anything to the Selectboard.

b. Section 3: 3200 to the end.

Pam raised questions on Page 82, 3202 1 e. about the size of 1000 feet being too small. It was determined that this only referred to ADUs and would be adequate.

Pam raised questions on Page 83, 3204 2b. regarding 100 foot buffer being doable and feasible; it was determined that it would be.

Pam raised the question on Page 84, 3205 regarding the number of people using one bathroom as 6 seemed excessive and most nursing homes she had been in had one bathroom per bedroom. The question was raised if this is a State Regulation then it needs to be states as such.

Pam noted that on page 88, 3208 b. There is a typo; there is a Capital B where is should be a small b.

Pam raised the question on Page 90 as to what constitutes a Home Business. It was determined that it is really based on the number of employees.

Pam raised the question on Page 92, 3216 1 : it was felt that 60 days is too limited and should be changed to 120 days. In that same vein, item 2a and 4 should be deleted.

Pam raised the question on Page 92 3218, 1, 2d. Regarding the 30 days: could people with STRs argue about this. A state license is needed for these establishments.

Pam raised the question on Page 94, 3222: Should the Dog/Wolf Hybrid Ordinance be referenced and it was determined that it should.

No one else had any concerns about Section 3.

7. NEW BUSINESS:

a. Discussion about who would do the presentation: Although Steve volunteered it was determined that Jen should do the presentation.

8. COMMITTEES:

STR: Starting up at the beginning of the New Year: Tom had asked Brent to be on the Board for the Town Hall Renovation. He stated he really did not have the time.

9. ADJOURN:

Pam made the motion to adjourn. Brent seconded. The motion carried and the meeting adjourned at 1946.

Respectfully submitted,

Pamela J. Spaulding
Clerk

Jennifer Greenfield
Chair