

TOWN OF LONDONDERRY

PLANNING COMMISSION MEETING MINUTES OF
PUBLIC AND REGULAR MEETING
SEPTEMBER 26, 2025
100 OLD SCHOOL STREET
SOUTH LONDONDERRY, VERMONT 05155

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

PLANNING COMMISSION MEMBERS ABSENT: Stephen L. Twitchell

TOWN OFFICIALS PRESENT: William Goodwin-Zoning Administrator, Patty Eisenhuar-Housing Commission Chair, James Ameden Jr.-Selectboard Liason to the Planning Commission, Larry Gubb-Wastewater Committee. ON ZOOM: Tom Cavanagh- Selectboard Chair, Aileen Tulloch- Town Administrator.

OTHERS PRESENT: Cindy Gubb

1. PUBLIC MEETING CALLED TO ORDER:

A quorum being present, the Public Meeting of the Planning Commission of Londonderry, Vermont was called to order at 8:07 P.M. by Jennifer Greenfield-Chair.

a. OPENING STATEMENT:

Jennifer Greenfield read the following opening statement:

“Good evening and welcome to the Londonderry, Vermont’s Planning Commission’s Public Hearing for the Town Plan.

If you have not already done so, would you please sign in with a legible signature.

The proposed Town Plan has had only those sections updated that needed to be changed in order to get it re-adopted per Vermont Statutes. We plan to revisit the Town Plan once the Zoning Bylaws are finalized and adopted. We look forward to your participation in helping us with the proper update, most likely next year.

The Selectboard then has to adopt it and hold their own public hearing. Their next meeting is on September 29th.

We wish to thank the Housing Commision, especially Patty Eisenhaur, who helped us updated all the housing facts and figures, and the Wastewater Committee for their contributions.

All questions and concerns need to be addressed to the chair by raising you hand or standing and waiting to be recognized. You must state you full name for the record. (Please wait for the microphone.)

Questions will be from registered voters from the Town of Londonderry first, then either Selectboard or Planning Commission representatives from the abutting towns, then Londonderry Home Owners.

Questions and/or concerns will be limited to one questions lasting only three minutes. After everyone who is entitled to speak has done so, additional questions or concerns may be asked.

Anyone who is uncivil or causes disturbance will be asked to leave.
Per our Rules of Procedure and Robert's Rules of Order."

b. COMMENTS/CONCERNS FROM THE PUBLIC:

Larry Gubb asked when the Town Plan is due.

Response: Technically the Town Plan was due the 2nd of October but the Planning Commission basically found out at the beginning of August that this was so. We thought we had more time. Since Grants are dependent of having an updated Town Plan, we changed only those sections required to do so.

No further questions were asked.

c. ADJOURN:

Pam made the motion to adjourn the Public Hearing portion of the meeting at 6:11 P.M.
Brent seconded the motion and the motion passed unanimously.

2. CALL REGULAR MEETING TO ORDER:

A quorum being present the Regular Meeting of the Planning Commission of Londonderry, Vermont was called to order at 6:12 P.M. by Jennifer Greenfield-Chair.

3. ADDITIONS OR DELETIONS TO THE AGENDA;

Pam moved that under 7. NEW BUSINESS that we add a. "Vote on the Town Plan."
Brent seconded and the motion passed unanimously.

4. MINUTES APPROVAL: (09/15/2025)

Brent moved to accept the minutes of 09/15/2025. Trevor seconded and the motion passed unanimously.

5. VISITORS AND CONCERNED CITIZENS:

None at present with Patty stating she would have questions about Section 2 later.

6. OLD BUSINESS:

a. DISCUSS SECTION 2 OF THE ZONING BYLAWS

Pam questioned under 2008 #1 a.: Did we not change 35 feet to 40 feet of frontage of pre-existing lots. Will stated he was going to recommend changing it to 25 feet. Pam mentioned that we had discussed a driveway could not be less than 10 feet from the property boundary and that this 25 feet would not allow this. Will said he would look into it. Under 2011, Pam questioned adding a clarification of the 5:12 roof slope as, though many would understand what this meant, she did not. A brief discussion ensued about percentages, angles, and/or diagrams which would be helpful.

Patty Eiesenhaur, representing a subset of the Housing Commission, asked the following questions:

Dimensional Standards

1. Why the 1-acre zoning in Village Residential and Village Commercial?
2. Why the front setback increase in all districts?
3. Would you consider multifamily dwellings in Village and R1, based on a site plan review that demonstrates sufficient placement of a well/septic system or a community wastewater system?
4. Hotels converted to emergency housing or multifamily housing are two very different uses. Consider addressing them separately based on new use?
5. You reference “footprint” in the narrative but “lot coverage” in the tables.
6. Group homes >7 are not addressed in any of the tables.

Districts

7. Would you consider designating the section east of Flood Brook School to RR1?

Other:

8. Why the 1800 foot elevation.

Will Goodwin provided Patty with answers and will look into those he was unable to answer.

Some answers are as follows: The front setback increase in all districts is that the middle of the road is used as the measurement and not the edge of the road as it had been previously.

Brent asked Patty what she would suggest for a lot size and she said one-half acre as there are exiting houses on one-half acre. Wastewater Committee recommended lot sizes.

In regards to multi-family dwellings: ACT 181 has yet to “kick-in.”

Site Plans: Conditional Use would most likely involve DRB. RR1 is awkward. Wastewater is always a concern.

It was mentioned that the bylaws are not static and sections can be changed as statutes from the state change

Patty: Housing would like to see some more possibilities, especially close to Flood Brook, in particular, potential walking areas.

7. NEW BUSINESS:

a. VOTE ON TOWN PLAN:

Pam made the motion that the Town Plan be adopted as written and sent to the Selectboard on 09/29/2025.

Brent seconded the motion and the motion carried unanimously.

8. COMMITTEE UPDATES:

None

9. COMMUNICATIONS:

Pam reminded the Commission that the next meeting will be on October 13th.

Pam mentioned that the Open House for the Town Clerk’s Office would be October 24th, Friday from 3 to 6 P.M. She said she had emailed Aileen that she would be attending and that Steve would be attending if he could find coverage.

9. Adjourn

Pam made the motion to adjourn. Brent seconded and the motion carried unanimously. The meeting was adjourned at 6:58 P.M.

Respectfully submitted,

Pamela J. Spaulding
Clerk

Jennifer Greenfield
Chair