

Town of Londonderry, Vermont

Londonderry Housing Commission Meeting Minutes

**July 11, 2024 – 6:00 - 7:30 PM
100 Old School Street, South Londonderry, VT 05155**

**In attendance: Patty Eisenhaur, Paul Abraham, Nancy Jensen, Martha Dale
Community Members: Maryann Morris, Pam Spaulding, Anna Stoddard, Kristi Lembke, Travis Bolton, Heather Stephensen**

Called to order at 6:02Pm

1. Call Meeting to Order - [Google Drive of Materials](#)
2. Additions or Deletions to the Agenda [1 VSA 312(d)(3)(A)]
3. Priority Strategies

- a. Zoning Bylaws: post SB meeting check-in

Discussion of unintended consequences of needing to use the old bylaws. Patty tells one story of a family unable to build an ADU.

Paul would like to understand the impact of Act 100 on the old bylaws and where the bylaws are not in compliance with current law.

Patty notes that the current bylaws may not represent other Vermont state mandates.

- b. Housing Inventory

South Londonderry Main St group wants to do an inventory

Patty reviewed with new members why we look to housing/realtor updates.

Nancy reports that it has been difficult to get an accurate sales list in the last year regarding primary versus secondary homes but she will try another approach.

Reality check regarding the cost of putting a mobile home on a property. Costs of electricity, waste system, etc add several hundred thousand to the base cost.

Nancy discusses how other hotels/motels have turned hotel rooms into apartments. Discussion around the potential to approach some owners about this idea.

Changes to VT Property transfer tax begins August 1st benefiting primaries and increasing the cost to purchase for secondary buyers.

Nancy explains the new ruling starting Aug 17th that affects realtor compensation. It will be a bumpy few months to figure it out. Cost for buyers will go up either because of property transfer tax or because of the new policy.

Paul questions how this may change buyer behavior. Nancy clarifies that if a mortgage will allow for some of the costs to be rolled into a mortgage it can change the immediate impact.

Principal residences will have benefits/incentives.

The length of time on the market has increased over the last year.

Property Options tax information - <https://tax.vermont.gov/property/property-transfer-tax>

- c. Education campaign/email list generation

Our group will need to keep a distance from the town meeting but can collect email addresses.

Patty provides background on why we are collecting emails.

4. Financial Matters

a. Revenue sources discussion - Option tax appropriation

Discussion around ways to help fund. Corporate/private donations, property transfer tax, etc.

Clarifications on how the LHC can help to secure these funds. Paul clarifies that the property transfer tax is not held by the town but we cannot count on getting the same funding out of it that we pay into it.

Patty clarifies how the options tax is allocated through the state and to the town and that Londonderry's is specific to the town's property tax.

Patty reports that Dover is 90% second home and Wilmington is 70% - approximately.

Paul notes that Plymouth is already doing some of this work.

Patty notes that Londonderry has a community/economic reserve fund reserved for matching grants etc.

Dover is starting an ADU incentive program similar to Woodstock - 5 years of a LTR and then the owner can do what they want.

Discussion on presenting to the select board the idea of funding options and finding the easiest pathway forward.

Paul will speak with Shane about what and how to move it forward. That would allow us to find the best way to use any allocated funds.

Anna talks about the value of doing a fundraiser to build community support.

Discussion on the value of creating a Facebook page.

5. New Business

Patty tells the group that she is trying to schedule a special meeting with the town STR coordinator. She will keep LHC posted.

6. Old Business

a. Town Plan - Housing section

7. Housekeeping - In the news and protocols

8. Adjourn

7:21 pm