

Town of Londonderry, Vermont

Londonderry Housing Commission Meeting Minutes

December 11, 2025 – 6:00 - 7:30 PM

100 Old School Street, South Londonderry, VT 05155

Members: Patty Eisenhaur, Nancy Jensen, Mimi Lines, Bill Sinsigalli, Maryann Morris

Community:

1. Call Meeting to Order - [Google Drive of Materials](#), [Londonderry Housing Commission Public Calendar](#)
2. Additions or Deletions to the Agenda [1 VSA 312(d)(3)(A)]
3. Old Business
 - a. LHC Project Tracker - Review ongoing projects

Patty reminded us of the Vermont League of Cities and Towns as a resource and provided some resources regarding Actions to Enable Housing Development in Your Community. They are now located in our resource files in the [current resource](#) file.

- b. Priority Strategies
 - i. Bylaws: Timeline for public hearings

January 12, 2026, is the first public hearing for the bylaws. They are available at the town office and on the website.

There was a discussion of a 100-foot setback. Our general thinking is that this is a bit prohibitive. The preference for a 1/2 acre minimum lot size in village residential was also discussed. We may need to meet before the hearing to develop a plan of action.

Maryann will compare the current bylaws to the proposed ones and send out notes.

The group discussed a need for more mapping than what we have currently available. There was an idea for a GIS grant. We could ask the Regional Commission to connect with other committees and collaborate if needed.

The group discussed the need to be able to talk about cost savings associated with a variety of projects that LHC could eventually propose.

We will explore getting some numbers, perhaps with help from Tina, such as if 6 new houses were built, how would that impact the tax base? We did some of this work when we did the handout last year. We should be able to converse about it by Town Meeting Day.

- ii. Communications Plan: Doings in Derry - deadlines are the 14th of the month

The poster for the Green Mountain Home Repair (GMHR) program will be submitted.

- iii. Housing Plan and Feasibility Study: Discuss next steps and grant option
- iv. 2026 Town Meeting planning

For town meeting, we will advocate the same article as last year to fund the Community Revitalization Reserve Fund. Maryann and Patty will attend the selectboard meeting on the 15th to propose \$25,000 be added to the reserve fund.

- v. Website

Our page on the website is getting attention for housing resources. We would like it to look more dynamic. We will continue to work on incremental changes.

Real Estate market update - Nancy

Nancy reported that primary home sales are still being sold to primary home owners

In Londonderry, 1-2 bedroom houses are trending down in price, and 3-bedroom houses are increasing in price. It is more of a buyer's market than it was a year ago.

4. New Business

Conversation about the possibility of a housing trust.

5. Housekeeping - In the news, upcoming events, Doings in Derry, general announcements, and protocols

There was a discussion about the field trips to manufactured housing companies and to the installation of a Westchester home in Bennington. All who were able to go talked about the quality of these homes and the efficiency of how they are built.

Respectfully submitted, Maryann Morris
12/17/2025