

Town of Londonderry, Vermont

Londonderry Housing Commission

Meeting Minutes

November 13, 2025 – 6:00 - 7:30 PM

100 Old School Street, South Londonderry, VT 05155

Members: Patty Eisenhaur, Nancy Jensen, Pam Spaulding, Bill Sinsigalli, Martha Dale, Maryann Morris

Community: None in attendance

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)]

a. Budget

Patty will check with Aileen about deadlines for town meeting day.

Discussion about how to ask for the allocation for the economic development fund this year.

Fundraising for Housing

Discussion about permit fees. Many towns have a surplus fee. It is a sliding scale and based on the value of the project. The fee is paid by the homeowner having the work done. There were questions about how the value is decided. The group also discussed that we should not do anything to suppress the creation of housing.

The group discussed the income from the rooms and meals tax and the possibility for other local option taxes.

3. Old Business

a. LHC Project Tracker - team review and brainstorm

Maryann reviewed, and the group decided to use the Google Doc tracker to manage our projects. Maryann to send out instructions.

b. Municipal Planning Grant for Housing Plan and Feasibility Study: Recap, next steps

There was a discussion that this is usually a grant that the Planning Commission applies for but since they had other priorities, LHC wanted to proceed with a housing feasibility study application.

A housing feasibility study should be the next step to identify where future housing could go. The Planning Commission declined to support the grant application, so we did not have the opportunity to bring it to the selectboard.

Process learnings include: all town committees should keep up with what other committees are doing, and there is a need for more time to get endorsements. The group also spoke about supporting Phase 2 wastewater efforts, as that could facilitate increased housing.

Short-term rentals

Short-term rentals were reported to be going down. Income was equal to the needs of the STR department.

Bylaws

The Planning Commission has finished reviewing sections 4 and 5. They are now taking on the river corridor work. They are hoping to have the first public meeting in December.

Springfield Housing Expo

Nancy attended and can provide notes if needed.

LHC is invited to view a Westchester Manufactured Home in Bennington. Dec 4, 9 am. Nancy will check whether there is a finished product we can also see.

Lavalley Preferred Business Systems in Claremont does modular houses. They are working with Lebanon, NH to provide housing. There is an opportunity to view these also, and more details to follow.

4. Priority Strategies

- a. Undertake a public education campaign about housing needs: Review communications plan
- b. Explore options for a local housing fund and dedicated funding sources
- c. Communication Plan

Doings in Derry - deadlines are the 14th of the month. Discussion of doing a full page of info and starting in January. Dec deadline for January Newsletter. Pam shares that you can also submit Facebook posts to Doings in Derry. Topics for Doings in Derry can include.

- i. Homeshare outreach
- ii. Emergency Repair program
- iii. ADU support?

There was a discussion on ADU's and the fact that there are many ADU applicants, and that adding a unit requires an engineer to examine the septic system, which might necessitate upgrading the system or enlarging the leach field, often leading homeowners to designate a bedroom as a "study" to avoid septic upgrades. There are limited low-cost loan options from the State of Vermont for septic upgrades, and the resource page for the website will be updated with this information

5. New Business

Discussed flood areas and the FEMA buyout process, which prohibits the land from being used for housing or anything else after the buyout. There was a discussion on the concept of moving homes. There was a discussion about building capacity for this option and learning more.

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

Respectfully submitted, Maryann Morris
11/18/2025