

Town of Londonderry, Vermont

Londonderry Housing Commission Special Meeting Minutes

March 2, 2026 – 4:00 PM

Members in attendance: Nancy Jensen, Pam Spaulding, Bill Sinsagalli, Patti Eisenhaur, Maryann Morris

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. Zoning bylaws; comments and questions for Planning Commission

Discussed which items are mentioned in the memo.

Discussion around ACT 181

Nancy questions Londonderry's classification, and Patty reports that the classifications on the draft maps are not yet finalized. Towns need wastewater to be exempt from Act 250 and to open the town for expanded housing development. Windham Regional Commission has a meeting on March 17th at 6 pm, with a virtual option available. Overall, the proposed Act 250 restrictions will not affect us too much.

Nancy reviewed the bylaw subdivision section and did not find concerns.

Overarching goals for the bylaws reflect our Housing Needs Assessment goals and strategies. Focus on building more units and more diverse unit types, allowing for smaller, lower-cost units. This typically requires greater density, i.e. more units/less acreage.

No new structures will be allowed in the flood hazard zone. This means either remodeling existing or constructing outside of the flood hazard zone. Discussion around recommendations and proposed maps. Discussion about R1 and R3 recommendations.

4. Adjourn 4:58

Respectfully Submitted, Maryann Morris

