

Town of Londonderry, Vermont

Londonderry Housing Commission Meeting Minutes

February 11th – 6:00 - 7:30 PM

Londonderry Town Hall, 139 Middletown Rd., South Londonderry

**In Attendance: Patty Eisenhaur, Bill Sinsigalli, Paul Abraham, Martha Dale, Pam Spaulding,
Nancy Jensen, Maryann Morris**

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

A projected 12% town budget increase was discussed. The proposed increases are primarily due to new items such as equipment reserves, increased trash hauling costs, Champion Fire funding, and debt servicing for town office renovations. Excluding these new items, the increase is only 3%.

The group discussed the town meeting article recommending that the Community Economic Improvement Reserve Fund be used for housing. A proposed fixed allocation of \$25,000 from option tax revenue would be the amount. The group anticipates that justifying the \$25,000 allocation will be important. The group agreed that highlighting the fund's versatility and the high community interest in housing solutions will be key arguments.

Maryann, Pam, and Bill will be at the town meeting to support this article.

4. Old Business related to strategic priorities
 - a. Planning Commission updates related to housing

Concerns were raised about the Planning Commission's review of zoning bylaws, particularly regarding the disregard for previously proposed housing-friendly bylaws. Patty expressed concern that the changes favored larger lot sizes, conflicting with the need for denser housing. The group will request electronic copies of the revised bylaws to review the changes and ensure that the housing needs aren't overlooked. The group agreed that they need to actively participate in the process to ensure that proposed changes are incorporated.

- b. Village Wastewater updates related to housing

The group briefly discussed the village wastewater project, focusing on Phase Two which involves adding housing capacity. They planned to connect with the committee to offer support. Additional state funding may make phase two more feasible, with a focus on workforce housing; the draft wastewater ordinance is being reviewed by the select board. The next meeting is scheduled for February 21st at 9:00 a.m. at Neighborhood Connections.

- c. STR updates

This committee has an agreement on preventing the loss of housing units to STRs. A significant challenge is using STR fees for the creation of new housing; legal concerns regarding using fees for housing remain. Bill emphasized the need for funding to address housing issues.

d. Building capacity: coalition updates and other capacity-building activities

Nancy provided an update on the housing inventory, planning a visual representation of available properties categorized by status (e.g., town-owned, rehab needed, vacant) using a map and listers' cards. They explored possibilities with town-owned land, noting caveats for FEMA buyout properties. Further investigation into subdivided lots and ADUs is planned, including seeking information from Jeremiah on contiguous lots and ways to identify potential ADU opportunities. Collaboration with Mimi on research is underway. They mentioned a meeting about a land bank potentially repurposing properties and the possibility of requesting regional commission funding to map potential housing sites. The governor's omnibus housing bill introduced the concept of land banks as a possible resource.

5. New Business

- a. Discuss the draft State budget and the Governor's Omnibus Housing Bill. Discuss alignment with our strategies
- b. Informational Flyer

The group reviewed a draft handout intended to inform the community about housing issues and solutions. They discussed refining the messaging to highlight the income gap in a clear and memorable way. The handout will be available at the Town Meeting, possibly emailed to the town email list and mailed to registered voters.

6. Housekeeping - In the news and protocols

Pam shared information on [open meeting law training](#) (PowerPoint and video), and ethics education resources. Martha Dale confirmed that ethics training materials have been adopted and are available in the policy and procedure manual. [Ethics training](#) and [more information on State law. Londonderry Ethics Ordinance](#).

7. Adjourn