

Town of Londonderry, Vermont

Londonderry Housing Commission

Meeting Agenda

August 14, 2025 – 6:00 - 7:30 PM

100 Old School Street, South Londonderry, VT 05155

Members:

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. Long Term Recovery Plan - Housing

A flood resiliency round table was held at the town office. The governor was in town but did not attend the roundtable. It was discussed that the Selectboard Chair's top priority is the confluence of the West River and Uteley Brook.

Nancy spoke about how Real Estate is changing its flood disclosures.

- b. Housing Commission Charge and Commission Roles

- i. Roles

Nancy nominated, and Pam seconded Patty as President; and all were in favor, the motion passed.

Patty nominated and Pam seconded Maryann as Secretary; all are in favor, the motion passed.

Bill will continue as a STR representative

- c. Project tracker

LHC will dedicate the October meeting to project planning. Maryann will send out the project management docs with the minutes.

4. Priority Strategies

- a. Create Workforce Housing - Inventory update, Mountain Town Housing Project update, Zoning Bylaws/Town Plan - Debrief from Planning Commission meetings

There was a discussion about possible plans for the new purchase on Magic Access Rd. The realtor for Dostals created a good relationship with the original purchaser before Magic took the right of first refusal. There may be a way to talk to the realtor/original purchaser about their plans, and if we can encourage them to advance them.

There was a discussion about the property tax transfer tax for local housing. This tax is paid by the buyer. Housing Coalition - Patty will mention this to the housing coalition

Inventory - This has helped the Mtn. Town Housing Project to think about its next steps. Mtn. Town Housing is loosely based on Habitat for Humanity - donations of labor, product, and skilled labor. They had a strategy session, and the first project was very successful. The last project was a heavy lift. There were thoughts around scaling up for the next project. Mimi mentions that a project like that would be great to mention in her letter to the Jamaica Cottage Shop owners.

Bylaws: Questions on Sherwood Forest zoning. Pam to request the current draft bylaws from Will Goodwin.

The Town Plan has to be done before the Bylaws. Bylaw hearings anticipated late fall/early Winter

b. Town website - Housing section

An update was given on the website, which is that the website is coming along and may have a front page ready.

c. Home Share VT program - debrief post presentation

A summary of this program was presented.

d. Short Term Rentals (STRs) - special Town Meeting - debrief

There was a discussion on the STR vote. There was a question about STR regulations in Londonderry as compared to other towns' amendments and ordinances. It was reported that Londonderry policies are generous compared to other towns that are trying to address STRs.

5. Financial Matters

a. CDBG - Disaster Recovery Grant pre-application by town

Follow up with the Community Fund for Londonderry regarding a potential MOU for housing and the need to invest in it. CFL is not set up as a funding organization.

b. Communications Mini-Grant Report

6. New Business

7. Housekeeping - In the news and protocols

7:45 Patty moved to adjourn, Pam seconded.