

Town of Londonderry, Vermont

Londonderry Housing Commission Meeting Minutes

June 12th – 6:00 - 7:30PM

100 Old School Street, South Londonderry, VT 05155

Members: Mimi Lines, Patty Eisenhaur, Paul Abraham, Bill Sinsigalli, Pam Spaulding, Martha Dale, Maryann Morris

Community: Dan McKenna, Andy Dahlstrom

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 request was made to discuss the mini-communications grant received
3. Priority Strategies
 - a. Lease to Locals program

We investigated the "Lease to Locals" program, noting Woodstock's experience where their similar initiative was discontinued due to insufficient participation. For a potential program, a minimum of 10 properties is likely needed for viability. While working with an external group for this program involves fees (estimated between \$50,000 and \$65,000), it could reduce the administrative burden on our part, although funding would still be required for housing provider incentives. Incentives could be structured as tax credits or direct payments, disbursed partially at the start and end of the lease term. A full program launch is estimated to take 6-9 months. We should explore the possibility of forming a multi-town collaborative, perhaps starting with representative meetings.

b. Short Term Rentals (STRs)

It was reported that there is a challenge to Londonderry's STR ordinance amendment, which has a petition that will lead to a town-wide vote. The amendment includes a one-year waiting period and a 50 STR night maximum, designed to prevent the further loss of long-term housing, particularly by discouraging new property owners solely focused on STRs. This approach is intended to support the community's health and safety.

There was a discussion about the economic impact of STRs, the influence of J-1 visa holders, and whether the Housing Commission should formally take a position on the ordinance. Dan McKenna, a signatory of the challenge, spoke about the potential economic impact of these amendments and how they could negatively impact the STR rental economy, which also includes housekeepers and caterers.

Patty presented a draft statement supporting the Short-Term Rental (STR) amendment, and most members ultimately agreed with its stance. Paul then formally moved to approve the statement, emphasizing that the amendment promotes the health and safety of the community. Patty was asked to finalize the revisions and submit the statement to the Selectboard before their meeting on Monday, June 16, 2025. Mimi seconded the motion, which passed with all members in favor, except for Martha and Pam, who abstained.

- c. Zoning Bylaws: Debrief from Planning Commission meeting re: collaboration

The Planning Commission is currently remapping zoning districts. Maps detailing the current zoning were shared to facilitate this collaboration.

The LHC has been asked to contribute to the Town Plan by writing the housing-specific sections.

- d. HomeShare meeting proposal July/August

There was a discussion about a proposed HomeShare program meeting in July or August, specifically targeting Windsor and Windham area towns. This program pairs tenants with seniors, who serve as companions and provide household assistance. There's an acknowledgment that this could be a beneficial initiative for the mountain towns as a collaborative effort.

4. Financial Matters

- a. Year-end budget update

Discussion on our unspent funds and the communication mini-grant funds.

Mimi moves and MM seconds a motion to request that the Selectboard apply excess funds from FY24/25 to the Community Economic Development Fund before the new fiscal year begins. All are in favor

MM moves and Mimi seconds that we use the mini grant funds to support the website build, specifically to enhance the LHC section in a manner that will advance our goals. All are in favor

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5. New Business

- a. Organization: Member renewals expiring 6/30/2025: Spaulding (PC rep), Abraham, Lines

Pam and Mimi have agreed to serve another term

Paul will end his service on the LHC. Much appreciation was expressed to Paul for all his work on the LHC and all his volunteer work

- b. Charter and Commission roles

Pam moved and /Patty seconds to move this to next month, all were in favor.

6. Housekeeping - In the news and protocols

- a. Recent real estate developments

Short discussion about potential sales

- b. Windham Regional Commission Act 181 workshop debrief

7. Adjourn - 7:43 pm

