

Town of Londonderry, Vermont

Londonderry Housing Commission

Meeting Agenda

September 11, 2025 – 6:00 - 7:30 PM

100 Old School Street, South Londonderry, VT 05155

Members: Bill Sinsagalli, Patty Eisenhauer, Mimi Lines, Nancy Jensen, Martha Dale, Maryann Morris

Community: Lilli West

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. New Business

- a. Small-scale development presentation/discussion: Lilly West, Maple Leaf Realty

Lilli West discussed her journey into development, identifying a critical need for smaller housing units in Vermont due to changing market dynamics and historical development challenges. She outlined her projects, emphasizing the unique land ownership model, financial lessons learned, and the potential of state programs like the Comprehensive Housing Infrastructure Program (CHIP). Lilli West also highlighted community development strategies, the balance between business attraction and community needs, and challenges in the rental market, advocating for tenant reform to foster a healthy housing ecosystem.

Lilli's recommendations for the group:

- **Focus on Senior Housing to Free up Workforce Housing:** Build senior-friendly housing, which allows seniors to sell their existing homes, potentially making them available for workforce housing.
 - **Leverage State Programs for Infrastructure:** Utilize the Comprehensive Housing Infrastructure Program (CHIP) to fund necessary infrastructure for housing development in small towns.
 - **Identify and Utilize Infill Properties:** Find rundown or abandoned properties in town and develop a game plan to encourage owners to sell and utilize these properties for revitalization.
 - **Attract Businesses to Offset Property Taxes:** Promote attracting businesses to the community to alleviate property tax burdens and support the aging population.
 - **Balance Short-Term Rentals with Community Needs:** Manage short-term rentals to support tourism while preserving community through long-term rentals and homeownership.
 - **Advocate for Tenant Reform:** Implement tenant reform to balance tenant rights with landlord protections, fostering a healthier rental market.
 - **Find Proactive, Risk-Tolerant Developers:** Seek out individuals who are established but not afraid of risk and are willing to think outside the box to drive development.
 - **Foster Trust and Connections:** Emphasize building strong connections and trust within the community for successful property dealings and overall development.
4. Priority Strategies
 - a. Create Workforce Housing - Zoning Bylaws/Town Plan updates
 5. Housekeeping - In the news, general announcements and protocols

The meeting ended at 8 pm

Respectfully Submitted: Maryann Morris