

Town of Londonderry, Vermont

Londonderry Housing Commission

Meeting Agenda

July 9, 2026, 5:00 pm

100 Old School Street, South Londonderry, VT 05155

In Attendance: Mimi Lyons, Patty Eisenhaur, Pam Spaulding, Nancy Jensen, Maryann Morris, Martha Dale

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. **LHC Project Tracker** - Review ongoing projects

- i. Maryann to update by the next meeting

- b. **Priority Strategies**

- i. Planning Commission - Update

Bylaws have passed, and they will be sent to Windham Regional Commission and the State.

Town Plan - PC is asking LHC to help with creating more areas for the plan. They are hoping to have a draft by the end of September

Discussion about confirming the data and making sure the language in the intro of the town plan are supportive of LHC goals.

Patty provided a recap of LHC work and successes on the bylaws

LHC advocated for .5 acre lot size and a wastewater overlay, but the changes did not make it in; both can be revisited

Health Chapter

Maryann will share with the LHC some sections of the health plan template that address housing

- c. **STR committee - Update**

STR Committee is no longer active. Andy is forming a team to manage the appeal process for cases where owners protest tickets.

- d. **Communications:**

- i. Doings in Derry - deadlines are the 14th of the month

Promote the LHC resource page

Promote First-Time Home Buyer Education program.

Mention of upcoming Home Share event in Springfield.

Front Porch Forum, Maryann will investigate making it an organization

There was some discussion on how to advocate for our goals. LHC may invite Chris Morrow to a future meeting.

- e. **Website**

Permissions, management, and costs discussed (design costs, plugins, and traffic tracking).

4. **Other News**

- a. Real Estate market update

Demographic Trends: One- and two-person households are the predominant size; individuals aged 65–74 represent the largest age group.

Student loan payment structures may impact home loan qualification. Nancy is staying informed on these shifting requirements for first-time buyers.

5. New Business

a. Windham Commission Regional Plan

LHC reviewed the housing section.

Discussion on State housing targets outlined in the plan. Discussion on partnering with local employers to address workforce housing needs. Bring a representative from the Mountain Towns Housing Project to employer meetings to listen to workforce requirements.

6. Housekeeping - In the news, upcoming events, general announcements, and protocols

Submitted: July 15, 2026