

# Town of Londonderry, Vermont

## Londonderry Housing Commission

### Meeting Minutes

February 12, 2026 – 6:00 - 7:30 PM

100 Old School Street, South Londonderry, VT 05155

**Members:** Patty Eisenhour, Nancy Jensen, Mimi Lines, Bill Sinsigalli, Martha Dale, Pamela Spaulding

#### Community:

1. Call Meeting to Order - [Google Drive of Materials](#), [Londonderry Housing Commission Public Calendar](#)

Meeting was called to order at 6:09 pm with a quorum established.

2. Additions or Deletions to the Agenda [1 VSA 312(d)(3)(A)]

Team discussed changing the meeting time to earlier. Patty made the motion to move future meetings to 5:00 pm - 6:30 pm on the second Thursday of the month, seconded by Pam and all were in favor.

Martha provided an update on the wastewater project. Project is close to going out for bid with bid openings projected by the end of March. Wastewater Committee is working to share project progress with the community. There's a website with wastewater mapping and major documents for the project available online. This is suggested as a resource for anyone wanting to see project details.

3. Old Business

- a. LHC Project Tracker - Review ongoing projects

Team referenced the Project Tracker as a resource for keeping track of ongoing projects. Team was encouraged to review and update it.

- b. Priority Strategies

- i. Zoning Bylaws: Pam to provide update on public hearings, review and approve LHC input to Planning

Pam confirmed that the public hearing on the bylaws is scheduled for March 9th at 6 PM. A subcommittee (Nancy, Marianne, and Patty) has spent several months reviewing updated zoning bylaws to confirm that they align with housing goals. Key concerns discussed included ensuring bylaws support diverse housing types such as multi unit housing and options for seniors. Team is drafting a memo to Planning and aims to focus questions/concerns on top priorities. Will hold a special meeting in late February to review/approve the memo.

- ii. STR committee

Patty shared updates from the two STR committee meetings held in January. Priority for the committee this term is to document the admin process and develop an appeal process.

- iii. Communications Plan: Doings in Derry - deadlines are the 14th of the month

It was recommended that we continue to raise awareness of the Mountain Towns Emergency Repair grant program.

- iv. Housing Plan and Feasibility Study: Discuss next steps and grant option

Discussion on this item was deferred. More research needed.

- v. 2026 Town Meeting planning: update on requested warning, review annual letter, economic development impact of housing

No housing-specific warnings at Town meeting. Team will be in attendance to support warning for appropriation for Community Economic Improvement Reserve Fund.

- vi. Website

The team expressed continued interest in making the website graphically interesting. The Conservation Commission page was highlighted as a good example.

- c. Real Estate market update - Nancy

Nancy provided an overview of the market for 2024 and 2025. No significant changes in the volume of homes sold. Prices have settled. Some buyers of entry-level homes in the 200's have relatively high expectations.

4. New Business

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

*Posted 02/18/2026*

