

Town of Londonderry, Vermont

Londonderry Housing Commission

Meeting Agenda

April 9, 2026- 5:00-6:30 PM

100 Old School Street, South Londonderry, VT 05155

Members Present: Nancy Jensen, Pam Spaulding, Martha Dale, Mimi Lines, Bill Singsagalli, Patty Eisenhauer, Leanne Alexander

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

b. Priority Strategies

i. Zoning Bylaws-Update

The Housing Commission advocated for reducing the minimum commercial and residential village lot size from 1 acre to 0.5 acre to promote denser growth in Village areas. The Planning Commission decided to keep the 1-acre minimum due to septic and water system needs and firefighting access. Discussions continue regarding allowing multi-unit housing in RR1 zones. Accessory Dwelling Unit size limits were shifted to the greater of 1000 square feet or 30% of the primary house. Multi-unit housing (three or more units) is currently highly restricted and would be prohibited in RR1 and RR3 zones under the proposed bylaws, although it would be conditional in commercial and residential village districts as well as service and recreational commercial. The Housing Commission advocated for allowing conditional use of multi-unit housing in RR1, which often adjourns villages to simplify the review process. Currently, this issue remains unresolved and was tabled for further research by the Planning Commission.

The next public hearing for the bylaws is scheduled for April 27th, and the presentation to the Select Board is on May 18th.

ii. STR committee- Update

Andy Dahlstrom submitted an updated draft of the short-term rental ordinance to the town attorney, Bob Fisher, who reviewed it and responded positively. The ordinance is scheduled for presentation to the Select Board in early May.

A local realtor raised concerns to the Select Board about the ordinance, including the requirement for a designated caretaker to be available to respond within a short time. The number of short term rental registrations has reportedly decreased, with some owners converting properties to long-term rentals. The idea of starting a comprehensive rental registry to track both short-term and long-term rentals has been raised to better assess the impact of the ordinance.

iii. Communications Plan: Doings in Derry-deadlines are the 15th of the month
Articles for this are due on the 15th. We need someone to prepare documents to submit.

There was a suggestion to add a QR code or link to the website within the publication to improve visibility. There was confirmation that it is currently published through email blast or on the Town Website, not in a paper version, which limits access for elderly or housebound people.

- iv. Website
- v. Other news

Act 181 was explained by Patty, which encourages higher-density housing in village centers by creating tiered districts for Act 250 permitting, with Tier 1B areas being exempt from Act 250 review for development. Due to the lack of municipal water and wastewater, Londonderry is not eligible for Tier 1A but is eligible for Tier 1B designation. Patty Eisenhaur has encouraged the Planning Commission to discuss the mapping project with the Windham Regional Commission with the goal to designate more village areas as Tier 1 B to encourage housing outside the flood zone.

Mountain Towns Emergency Housing Repair Program Grant: Patty confirmed that a \$300,000 grant over three years was secured through the Holt Foundation for the Mountain Towns Emergency Housing Repair Program, administered by the Windham Windsor Housing Trust. The grant, which is being utilized in the mountain town region (including Weston, Londonderry, and Jamaica), has a limit of \$25,000 per application and requires that the homeowners also address any health and safety issues.

Patty Eisenhaur presented an example of an electrical repair application that exceeded the \$25,000 grant limit due to required health and safety repairs like roof repair and insulation. We are seeking potential funds to bridge this gap and plan to connect with Neighborhood Connections, as sensitive health and safety issues, such as blocked staircases, necessitate social worker involvement. Nancy offered to connect Patty with Weston contacts who might know of local funds or charities that could assist.

Maryann shared that many young families in their organization are renters and cannot apply for the repair funding even when their homes are in need. Maryann suggested finding a way to reach out to the landlords directly to encourage them to apply for the funding to improve the health and wellness of their renting families.

Maryann and Patty confirmed that the grant just started last fall and is available over three years. There was a discussion about how Meals on Wheels could be a potential route for distributing information via a small flyer, as this targets an elderly population that may not use social media.

- c. Real Estate market update

4. New Business

Patty stated that the Mountain Towns Housing Project meeting brought up interest in

financial education for townspeople, particularly first-time home buyer education programs. They volunteered to take on gathering dates and preparing an announcement for the existing Windham Windsor Housing Trust's first-time home buyer education programs. Another recommendation was credit education programs to assist area home buyers who are prevented from purchasing due to damaged credit.

Pam asked if the first-time home buyer programs collaborate with veterans organizations that assist with first-time homeownership. Patty Eisenhour confirmed that the Housing Project's first homeowner is a veteran who utilized a VA loan as part of their home purchase. Patty confirmed that VA programs should be added to the resource page on the Housing Commission's website.

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

A discussion was held about the pros and cons of allowing unknown AI notetaker Apps to join meetings. Patty moved to utilize the Google Meet note-taker as the only authorized AI note-taker for meetings, citing concerns over the accuracy and control of unauthorized external note-taking applications. The motions was seconded by Nancy and subsequently passed by a unanimous vote.

Submitted 04/14/2026