Town of Londonderry, Vermont

Londonderry Housing Commission
Meeting Minutes
November 12, 2026, 5 pm
100 Old School Street, South Londonderry, VT 05155

Attendees: Patty Eisenhaur, Nancy Jensen, Pamela Spaulding

1. Call Meeting to Order - The meeting was called to order at 5:02 pm.
2. Additions or Deletions to the Agenda [1 VSA 312(d)(3)(A)] : The STR committee agenda item was tabled as there were no STR Committee members present.
3. Old Business
    a. LHC Project Tracker - Review ongoing projects
    b. Priority Strategies
        i. Planning Commission/DRB - Updates:
        Pam shared Planning Commission updates related to draft Town Plan. Team discussed Village Designation renewal history. Pam will talk with Windham Regional Commission about timing for next renewal and get input on whether areas outside of flood hazard zones can be included in the village designation.

        Pam shared information on the past and upcoming DRB meetings, including the proposed tiny home park at Magic.

        ii. STR committee: This discussion was tabled for future discussion.

        iii. Wastewater Committee - Housing team members shared information from recent meetings. Housing team has sent follow up questions regarding potential capacity for new housing units and whether property owners can request an expanded allocation of wastewater capacity, if desired to create new housing units.

        iv. Employer Workforce Listening Sessions: Plan is to initiate listening sessions before year end.

        v. Communications:

            1. Social Media policy: Patty shared the draft social media policy with the team. Team discussed whether to have a Facebook page to share housing-related news and programs. Also need for a volunteer social media coordinator. Could be someone on the committee or an outside volunteer.

            2. Pam shared Ruck Up's information and resources for veterans. Patty will update the Resources web page with housing-related programs available for veterans with a goal to update the page in December.

        vi. Other News:

        vii. Real Estate market update: Market moving towards a buyers market. Buyers remain cautious. Turnkey homes still receive multiple offers.
4. New Business: none

5. Housekeeping - In the news, upcoming events, general announcements, and protocols:
   State housing meeting is 11/18. Patty to attend.
   Vermont Assoc. Of Realtors meeting in December will be discussing shared equity homeownership and community land trusts.
6. Meeting adjourned at 6:15 pm.

Posted: November 18, 2026

Video joining Information:
https://us02web.zoom.us/j/86751715093