

TOWN OF LONDONDERRY
LAND ACQUISITION TASK FORCE MEETING MINUTES
SEPTEMBER 2, 2026
Meeting held at Londonderry Town Office -John Morse Room
and virtually on Zoom

TASK FORCE MEMBERS PRESENT: Taylor Prouty, Select Board; Chad Stoddard, Planning Commission; Mark Wright, Conservation Committee; Nancy Jensen, Housing Committee; and Jennifer Greenfield, Clerk. TOWN OFFICIALS PRESENT: Patty Eisenhouer, Housing Committee

1. CALL MEETING TO ORDER:

A quorum being present, the Land Acquisition Task Force Meeting of Londonderry, VT was called to order at 5:12 P.M. (due to tech difficulties) on September 2, 2026 by Taylor Prouty, Chair

2. ADDITIONS/DELETIONS TO THE AGENDA [1 V.S.A. 312(d)(3)(A)]:

n/a

3. MINUTES APPROVAL

4. PUBLIC COMMENT

5. CONTINUE DISCUSSION OF GOALS

The meeting resumed discussion on town goals for identifying suitable municipal properties and potential uses, prompted by the wastewater project that consumed the last readily usable town-owned development site (e.g., new fire station or housing).

- Strategic goals reaffirmed:
 - Identify current and future municipal land needs (housing, fire department, recreation, conservation).
 - Prepare for real estate opportunities requiring quick action (e.g., tax sales).
 - Locate versatile parcels suitable for multiple uses.
- Zoning bylaws and environmental constraints are critical determinants of feasibility; past planning commission efforts found many large lots have conservation restrictions (vernal pools, bear crossings), limiting development.

Land Usability Constraints and Regulatory Barriers

- Floodplain dynamics and stricter monitoring have reduced usable acreage; most proposed uses require land outside floodplains, making “just find land” unrealistic.
- Regulatory setbacks, well/septic isolation distances, and wastewater rules severely constrain options.

6. IDENTIFY CURRENT TOWN PROPERTIES

Reviewed town properties: cemeteries, parks, FEMA buyout lots, and various constrained parcels.

- Tallwood Circle lot: Unusable due to wastewater rules and overlapping well/septic protection zones.
- FEMA buyout lots (e.g., Aiken's Corner, Addie Barker): Perpetual deed restrictions prevent development, often in flood zones; may serve flood management.
- Carleton's former property: Potentially subdividable, but floodplain, wetlands, and steep terrain limit usability.
- Library land (~50 acres): Wastewater testing supports only ~9 homes.
- North Village property (33 acres near transfer station): Wetlands divide the parcel, significantly reducing usable area.
- Green Mountain Trail parcels: Significant wetlands (spruce swamp); development feasibility is low.
- Park lands (Pingree Park, Memorial Park): Deed intent restricts to recreation; technical wastewater options exist elsewhere but not permissible here. Explore utility crossings without construction where possible.

Town Capacity Needs for Materials and Long-Term Planning

- Transfer station faces capacity issues for stumps and organics. Deep burial preserves material; historic burning/management by excavation companies no longer common; select board discussing stump dump; outcome uncertain. Town needs sustained capacity for organic material handling; solutions pending.

Housing Types, Zoning, and Programs

- Manufactured/off-site build homes discussed; recent law allows units without fixed chassis on permanent foundations, potentially reducing costs.
- Financing for manufactured homes remains challenging (higher down payments); need to clarify energy code compliance and financing pathways.
- Distinction between subsidized affordable housing and actual build costs emphasized.
- Current zoning limits needed development; lack of municipal wastewater is a long-standing barrier.
- Programs like 802 Homes offer pre-approved plans for suitable parcels; "chip" housing program could enable partnerships with small-scale developers; municipalities can purchase land and defer value on the grand list to support housing. Town's riverine setting creates constraints compared to neighbors; pursue modest, condo-scale projects aligned with local inventory.

Considering Disposal or Repurposing of Low-Utility Parcels

- Identify parcels so constrained they should be sold or donated to adjacent owners to improve the grand list and fund acquisitions of more suitable land. National Forest uninterested in Sherwood Forest crossing; technology and wastewater rules may evolve, potentially changing feasibility over time.

7. DISCUSS TAX SALE PROPERTIES AND PROPERTIES LISTED FOR SALE

Reviewed tax sale properties (Bungalow Road, Williams Street, Old Farm Road, Brophy Lane): Many are wet, remote, or highly constrained; few if any “home run” opportunities; consensus to allow return to tax rolls rather than contest bids.

Western Derry Woods parcel drew no bidders; some floodbank triangles/slivers noted; limited municipal use; adjacent owner interest historically low due to constraints.

Next Arrangements

Nancy Jensen, Housing to update and share a master spreadsheet of potential properties with status notes (flood zone, wetlands, deed restrictions, wastewater capacity, access).

Verify deed restrictions for the property above the Historical Society (Five Sharps donation) and for park lands; conduct a consolidated deed audit across candidate parcels. Confirm test pit results and wastewater feasibility for the property; assess proximity to and capacity of the North Londonderry septic system, including crossing permissions.

Check current listing status and deeded spring rights for the 3.73-acre parcel near the transfer station; verify statuses of the Magic View property and the former restaurant site.

Compile a definitive list of FEMA/state buyout parcels with perpetual use restrictions for reference.

Identify town parcels with minimal utility and assess potential sale or donation to adjacent owners; evaluate impacts on the grand list and acquisition funding.

Review feasibility of utility crossings over town park land without construction (e.g., Pingree Park), subject to approvals.

Engage with housing partnership programs (e.g., “chip”, 802 Homes) to scope small-scale projects; research financing and energy code compliance for manufactured homes.

Prepare an information-gathering report to refine options before proposing at town meeting.

Discuss results of the September 16th tax sale at the next meeting.

Develop a strategy for stump and organic material capacity (processing, partnerships, site expansion), including cost and environmental assessments.

8. CONSIDER INVITATION TO Gary Kleinman (WRC representative for Town of Londonderry) to discuss capital expenditures.

The group decided to wait and figure out what potential properties and needs before trying to find funds for projects.

9. ADJOURN:

Taylor moved moved to adjourn the meeting. Jen seconded and the motion passed unanimously. The meeting was adjourned at 6:29 P.M. Next meeting scheduled for September 16, 2026 at 5 pm.

Respectfully submitted,

Jennifer Greenfield, Clerk LATF

Duration: 01:19:47

Shareable link: https://us02web.zoom.us/rec/share/4oICf_05PptPovwV7TUjCcuQ6HJqS3hfiL_Cp_N0n8AvKcT54pknsOZTcxVWH1uP.CjWMDF4VZWMjJVte