

Town of Londonderry, Vermont

Selectboard Meeting Agenda

April 20, 2026

Regular Meeting– 6:00 PM

100 Old School Street, South Londonderry, VT 05155

1. Call Regular Meeting to Order
2. Additions or Deletions to the Agenda [\[1 V.S.A. 312\(d\)\(3\)\(A\)\]](#)
3. Minutes Approval – Meeting(s) of 04/06/2026
4. Selectboard Pay Orders
5. Announcements/Correspondence
6. Visitors and Concerned Citizens
 - a. Jessica Citera Coburn Way Concern
7. Liquor Commission:
 - a. Turner Enterprises LLC 1st, 3rd and OCP
8. Roads and Bridges
 - a. Updates
 - b. Discuss work hours for South Village Wastewater project
 - c. Discuss West River Street Issue
9. Town Officials Business
 - a. Town Hall Renovation Committee
 - i. Review and Approve Architectural Service Proposal
 - b. Short Term Rental Administrator
 - i. Review and Approve Short Term Rental Ordinance
10. Transfer Station/Solid Waste Management
 - a. Updates
11. Old Business
 - a. EDA resolution
12. New Business
 - a. Appoint CUD representatives
 - b. Discuss Re-Use of FEMA Buyout Properties
 - c. Discuss Employee Reviews and Schedule
 - d. Discuss Updating Purchasing Policy
 - e. Review and Approve CWSRF Loan Resolution for Wastewater
 - f. Review and Approve possible logo for website and letterhead
13. Executive Session: The appointment or employment or evaluation of a public officer or employee, provided that the public body shall make a final decision to hire or appoint a public officer or employee in an open meeting and shall explain the reasons for its final decision during the open meeting. 1 V.S.A. § 313 (a)(3) (Chad Stoddard Planning Commission Appointment)
14. Adjourn

Posted and distributed on April 17, 2026

Meeting documents will be available at <http://www.londonderryvt.org/town/agendasminutes/> approximately 24 hours before the meeting.

Live video of meetings available at:

<https://www.youtube.com/user/GNATaccess>

<https://www.facebook.com/GNATtelevision>

Town of Londonderry, Vermont

Selectboard Meeting Agenda

April 20, 2026

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DRAFT
Town of Londonderry, Vermont
Selectboard
Meeting Minutes
Monday, April 6, 2026, 6:00 PM
100 Old School Street, South Londonderry, VT 05155

Board members present: Leanne Alexander, James Ameden, Tom Cavanagh, and Taylor Prouty.

Board members absent: Jim Fleming

Town Officials: Aileen Tulloch, Town Administrator; Tina Labeau, Allison Marino; Town Clerk; Liam Elio, Mountain Towns Recreation Director; Josh Dryden, Road Foreman; and Pam Spaulding, Planning Commission.

Others in Attendance: Chad Stoddard; Kim Ray; Matt Bachler, Windham Regional Commission; and Amanda Fouda, GNAT-TV.

Call Regular Meeting to Order

Tom Cavanagh called the meeting to order at 6:07 p.m.

2. Additions or Deletions to the Agenda

[1 VSA 312(d)(3)(A)]

- Amend Meeting date for Minutes approval to 3/16/26
- Move up Executive Session to Agenda Item 2
- Delete Agenda Item 11b

Taylor Prouty moved to put Executive Session at begin of meeting, eliminate Item 11b and amend Meeting Date in Minutes to 3/16/26, seconded by James Ameden. The motion passed unanimously.

3. Executive Session

a. Executive Session under 1 V.S.A. § 313 (a)(2) Negotiating or securing of real estate purchase or lease options

Taylor Prouty moved to enter Executive Session under 1 V.S.A. § 313 (a)(2) Negotiating or securing of real estate purchase or lease options and invite the Town Administrator into the session, seconded by James Ameden. The motion passed unanimously.

Executive Session entered at 6:10 p.m.

Executive Session ended at 6:30 p.m.

4. Minutes Approval - Meeting(s) of 3/16/2026

Leanne Alexander moved to approve the minutes of the Selectboard meeting of 3/16/2026, seconded by James Ameden. The motion passed unanimously.

5. Selectboard Pay Orders

Leanne Alexander moved to approve the pay orders for payroll and accounts payable, seconded by James Ameden. The motion passed unanimously.

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6. Announcements/Correspondence

The following announcements were made by Town Administrator Aileen Tulloch:

- TV has been mounted, internet connected, and camera will be mounted shortly. Hybrid meetings are imminent.
- Office staff emails have been converted to .gov from .org. Selectboard emails will be converted next.
- South Village Wastewater project is out to bid, with a May 5th bid opening.
- Springhill culvert project “Notice to Proceed” will be issued soon, and required tree cutting will happen before the April 15 deadline.
- Office will be closed tomorrow for staff training.
- Application for Northern Border Regional Commission funding is due April 17.
- Representative Becca Balint and Senator Bernie Sanders offices’ reached out for additional information for Congressionally Designated Spending requests for wastewater system funding.
- Tulloch will be out of the office on Friday.

The following correspondence can be found in the meeting packet:

- Summary of financials from Town Treasurer Tina Labeau.
- Letter from Vermont Department for Children and Families that the Emergency Winter Housing Program has ended as of April 1, 2026.
- Letter from Small Business Association for Economic Disaster loans available for expenses due to freezing and extremely cold temperatures January 21 through January 22, 2025. The filing deadline is November 19, 2026.
- Letter from Mary Mitchell Miller with concerns about Short-Term Rental Ordinance.
- Approved overweight permits were: Fuller Sand & Gravel, Camp Precast Products, Consolidated Communication, OXO, and Gurney Brothers Construction.

The following announcements were made by office staff:

- Dog registrations are now late, and notices have been mailed.

7. Visitors and Concerned Citizens

a. WRC Act 181 Discussion Matt Bachler

Matt Batchler, Windham Regional Commission, gave updates on the regional plan and the implications of Act 181. The current regional plan, adopted in July 2025, will be revised to align with statutory changes under Act 181. The Commission’s role remains advisory, with no permitting or regulatory authority. Bachler emphasized that Windham Regional is not directly involved in implementation, as the changes are occurring at the state level.

Act 181 makes changes to land use planning, including revisions to the State Designated Program that will make enrollment easier for municipalities. Nothing needs to be done to keep existing village designation.

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The most notable change affects Act 250 jurisdiction, which will now apply in newly designated areas rather than being based solely on project size. Londonderry includes mixed-use village centers in North and South Londonderry, expanding eligibility for historic preservation benefits.

The Act establishes three tiers. Tier 1 areas, overseen by Regional Planning Commissions, are intended for growth and are exempt from Act 250. Tier 2 areas remain largely status quo under the Land Use Review Board but will be subject to the new road rule. Tier 3 areas contain critical natural resources and will require additional permitting, with probably exemptions for agriculture and forestry. Maps and additional information are available online.

Londonderry does not currently qualify for Tier 1A due to the lack of water and wastewater infrastructure and is close to Tier 1B eligibility pending river corridor protections in local bylaws. Act 250 exemption requests may be submitted if zoning changes occur. Implementation is expected to continue through 2030, with several rules still in development.

Tom Cavanagh noted that a lot of misinformation is around about the Act and referenced bullet points distributed by Vermont League of Cities and Towns. Bachler will review and report back. Bachler emphasized to the group that the Act has not been finalized and additional changes might be made.

b. Coburns Way Concern Jessica Citera

Jessica Citera was not aware she was on the agenda and will be rescheduled.

8. Liquor Commission: if needed

Taylor Prouty moved to approve a First, Third Class and Outdoor Consumption Liquor License for Ski Magic LLC, seconded by Leanne Alexander. The motion passed unanimously.

9. Roads and Bridges

a. Updates

Road Foreman Josh Dryden reported:

- Plan to not pave this year but replace culverts this year in anticipation of paving next year.
- Goal is to pave whole roads, and the \$430,000 budget is not enough to do that. Taylor Prouty proposed using half the budget this year for culverts and adding the remainder to next year's budget to pave roads.
- Plan to pave in front of salt shed where there are a lot of spillages that is wasted.
- Salt bids will go out in July.
- Still waiting for truck.
- If overhangs are added over tanks, permits will be needed.
- Need to get the decommissioned tank out of the ground. The power is off and disconnected.

b. Radar Sign Replacements

One sign by the Credit Union is still down and parts need to go back. Sign on South 100 is now working. Staff discussed adding money in the budget for next year for maintenance or replacement.

c. Discuss Windy Rise Structures Grant (expires 12/30/2027)

Town Administrator Tulloch has tried to get additional grant funding for this project. There is existing project funding of \$200,000, but an additional \$400,000 is needed. Josh Dryden will explore existing culverts. It was noted that the project would need to start next Spring to spend existing grant, with low probability that the grant would be extended if work hasn't started.

d. Review and Approve Storage Tank Agreement

This is a standard contract.

Taylor Prouty moved to approve the Storage Tank Agreement between Innovative Surface Solutions and the Town for a period of three years, and authorize the Town Administrator to sign on behalf of the Town, seconded by James Ameden. The motion passed unanimously.

e. Review and Warn Public Notice to discontinue Monet Ln

The State alerted the Town that the road needs to be declassified. The Town of Windham is in favor of discontinuing the road, as there is no existing road or bridge. Next step is to Warn the Public Hearing and hold a site visit. Letters will go out to land abutters after warning is published.

Leanne Alexander moved to Warn a Public Hearing for May 18, 2026 at the Windham Town Hall at 5pm for the purposes of declassifying Town Highway #30, also known as Monet Lane, with a site visit to Monet Lane beforehand occurring at 4:30pm on the same day, seconded by James Ameden. The motion passed unanimously.

f. Review and Approve FY26 TAP/MHSMP grant award

This grant award is for the Spring Hill Culvert. The award is an additional \$300,000, with a required match of \$75,000.

James Ameden moved to accept the FY26 TAP/MHSMP Grant Award of \$300,000 for the Spring Hill Construction project and to authorize the Town Administrator to execute any documents necessary to secure the grant on behalf of the Town, seconded by Taylor Prouty. The motion passed unanimously.

10. Town Officials Business

a. Town Clerk

i. Review and Approve Special Town Meeting

The following is proposed and has been added to the Town Clerk's webpage, including information about the General Office Manager position:

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ARTICLE 1 Shall the Town raise and appropriate a sum not to exceed \$81,000 for the purpose of funding, in part, the salary and benefits of the General Office Manager, a portion of which salary and benefits will be shared by all Departments within the town.

ARTICLE 2 To transact any other business that may legally come before the Meeting. (NON-BINDING) Shall the Town of Londonderry authorize the Selectboard to investigate purchasing one or more parcels of land for future use to be determined by a future Town Meeting.

Leanne Alexander moved to approve the warning for a Special Town Meeting to be held on May 11, 2026 at 6pm at the Town Hall, seconded by James Ameden. The motion passed unanimously.

b. Emergency Management Director

i. Review and Adopt Londonderry’s LEMP for 2026

Annual updates are in the meeting packet.

James Ameden moved to Adopt the Town of Londonderry’s Local Emergency Management Plan for 2026 and authorize the Town Administrator to sign on behalf of the Town., seconded by Taylor Prouty. The motion passed unanimously.

c. Planning Commission

i. By-Laws Update (Pam Spaulding)

Next public hearing is rescheduled for April 27, with a presentation to Selectboard on May 18.

d. Recreation Director

i. Review and Approve Pingree Park Tennis Court Replacement Proposal

Liam Elio reported 4 bids were received, and staff recommend accepting the proposal from Advantage Tennis.

Leanne Alexander asked if the asphalt is recycled. Taylor Prouty indicated that contractors will typically recycle. It was also noted that Advantage Tennis will use local contractor Hunter Excavating.

Leanne Alexander moved to accept the proposal from Advantage Tennis Inc to provide services relating to Pingree Park Tennis Court Replacement estimated to cost \$111,836 and 2) authorize the Town Administrator to execute any documents necessary for the hiring of the contractor to conduct the necessary work, seconded by James Ameden. The motion passed unanimously.

e. Re-appointment of Committee/Commissions and Officials

Previously the Town had people with terms ending at different times. Aileen Tulloch compiled a list and reached out to confirm terms. Now all terms expire April 1st and a slate will be confirmed annually.

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Leanne Alexander moved to re-appoint the slate of officers to their positions and terms as of 04/01/2026 as written, seconded by James Amaden. The motion passed unanimously.

11. Transfer Station/Solid Waste Management

a. Updates

The stump dump is very full. The road crew can't address this situation, so the Town might need to look for another spot or close the stump dump. Chad Stoddard asked if stumps could be sold. Taylor Prouty indicated that Hunter Excavating had taken stumps for mulch in the past, but that was discontinued.

12. Old Business

a. Ratify George Mora appointment

Taylor Prouty moved to ratify the March 16, 2026 decision to appoint George Mora as Londonderry's Representative to the Windham Regional Commission for a term of 1 year, seconded by James Amaden. The motion passed unanimously.

b. NBRC and EDA grant funding ratification

Karen Geraghty, grant writer from KG Consulting, talked about the process of applying for the Northern Border Grant for \$800,000 to fund the second segment of South Village. The Town was invited to apply, which is a big step. Due date is April 17th. After this grant, they will be looking at an economic administration grant of \$350,000 and another grant from the State for the match.

Taylor Prouty moved to Adopt the Resolution for Municipal Authorizing Official for the Northern Borders Regional Commission Catalyst Program Grant, seconded by Leanne Alexander. The motion passed unanimously.

13. New Business

a. Approve Letter of Support for Library

The library needs a Letter of Support for funding to install a handicapped bathroom.

Leanne Alexander moved to approve the Letter of the South Londonderry Library Association's application for funding from the US Department of Housing and Urban Development, seconded by James Amaden. The motion passed unanimously.

14. Adjourn

James moved to adjourn the meeting, seconded by Leanne Alexander. The motion passed unanimously.

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The meeting adjourned at 7:48 PM.

Respectfully Submitted,

Sally Hesse, Town Minute Taker

Approved

LONDONDERRY SELECTBOARD

Chair, Tom Cavanagh

MEMO

TOWN OF LONDONDERRY

To: Selectboard
From: Allison Marino, Town Clerk
CC: Aileen Tulloch
Date: 4/20/2026
Re: DLL Applications

COMMENTS:
Turner Entreprises, LLC
Outside Consommation Permit -OCP
First Class
Third Class

7. BID PROPOSAL FORM

Due: March 26, 2026 at 2:00 PM

Complete and submit the following proposal, please write clearly.

Scope of Work Item	BID PRICE
A. Architectural Services as Described in Attachment A	\$ 58,775

NOTES: All prices above shall be valid for 30 days and for the duration of the contract period. All prices shall include all labor and material costs, and any discounts offered. All fuel surcharges, delivery charges and miscellaneous charges that are not part of the terms and conditions of this solicitation or contract will not be paid and only hold up payment if they are added to a submitted invoice.

Company: Stevens & Associates, P.C.

Authorized Representative: Jon Saccoccio

Address: 95 Main Street, PO Box 1586 Brattleboro, VT 05302

Phone: 802-257-9329

Email: jsaccoccio@stevens-assoc.com

Signature:  **Date:** 4/2/2026

[END OF DOCUMENT]



April 2, 2026

Aileen Tulloch
Town of Londonderry
100 Old School Street
South Londonderry, VT 05155

Re: Londonderry Town Hall
Project# 26-008

Dear Aileen:

We are pleased to present the following proposal and supporting materials for Architectural and Engineering services for the Town Hall project in Londonderry, VT. We believe that maintaining and upgrading existing buildings is a critical component of building resilience, energy, efficiency, and supporting our communities for years to come.

Stevens & Associates is well suited to collaborate as a member of the project team, will be able to successfully execute this work, and bring value to the project for the following reasons:

- **Relevant Experience:** Jon Saccoccio recently led the design and renovation of Londonderry's town offices MERP-recipient project. The scope there is similar in its energy and preservation goals to the scope described in the RFP. We understand that sometimes there are many needs for a building/project, and we will work closely with you to prioritize and merge them together into one cohesive design plan. Other projects we have with relevant experience all include heat pumps, weatherization, and more generally, energy-efficiency strategies. This scope of work is typical throughout our projects.
- **Working with clients:** We are accustomed to working with grant managers, such as MARC. We have worked with other clients such as Brattleboro Development Credit Corporation, Winham Regional Commission, and Building General Services. We often interact with the Vermont Department of Historic Preservation.
- **Key Personnel:** Lead architect will be Jon Saccoccio, your contact through all phases of the design. Jon has 15 years of experience and has successfully completed many energy and ADA upgrades to municipal buildings throughout Vermont. Chip Dana, Senior Architectural Designer, will be assisting. Chip brings a passion for revitalization projects and experience in healthcare facilities as well as landscape design.

We look forward to the opportunity to work with you.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Jon Saccoccio', is written in dark ink.

Jon Saccoccio, AIA,
Director of Architecture

PROJECT TEAM

- Principal-in-Charge and Lead Architect - Jon Saccoccio, AIA
- Senior Architectural Designer – Chip Dana
- Architectural Designer – Tess Marsden

SUBCONSULTANTS

- Structural Engineer – Stevens & Associates – Brud Sanderson

RELEVANT EXPERIENCE & REFERENCES

- **Londonderry Town Office: Londonderry, VT**

Selective renovation, and one of the first MERP projects, that included retrofitting insulation, lighting, and heat pumps in the Town Administrative Offices.

Reference:

Shane O’Keefe

Former Town Administrator

- **Broad Brook Community Center: Guilford, VT**

Historic renovation, including VT Department of Historic Preservation, with energy & ADA upgrades affecting the state register-listed building.

Reference:

Rick Zamore

Broad Brook Community Center

rick.zamore@gmail.com

- **Cavendish Fire Department: Cavendish, VT**

Historic renovation, utilizing MERP and BGS funding, with energy and ADA upgrades.

Reference:

Stu Lindberg

lovevermont@gmail.com

SCOPE OF BASIC AND SUPPLEMENTAL SERVICES

TASK #1: REVIEW EXISTING CONDITIONS AND PERFORM TARGETED ASSESSMENT

MEASURED DRAWINGS

We will visit the site to become generally familiar with the conditions of the property. We'll take photographs and notes as necessary to document the conditions.

- We'll engage a third-party vendor to laser scan a reality capture of your building. The vendor will produce drawings and 3D model suitable for S&A's use in developing the design.

Deliverables & Limitations:

- Result: Existing conditions 3D model, suitable for sketching and design and documentation.

ASSESSMENTS & REPORTS

Assessment: Our assessment work will include:

- Review available drawings and prior studies, including but not limited to: 1) Structural Assessment, 2) Envelope Study, 3) Energy Assessment, 4) ADA Audit.
- Attend an initial site visit to analyze existing conditions and meet with the project team.
- Develop a facility-wide master plan, including (but not limited to) the following: 1) a technical summary of existing conditions, including findings, recommendations, and priorities.
 - Clarification: We will review the available drawings and prior studies, and compile those recommendations into one summary (facility master plan) report. We believe this approach will assist your team in understanding and prioritizing the scope of the project. We'll review that summary list with you and verify that the scope of work described in this RFP response is still desirable.
- Energy and fire/building code reviews; **review shall be limited by the anticipated project scope and necessary permit approvals.**
- Space programming with particular focus on the habitable basement space and first-floor reception areas.
 - Clarification: We will conduct a Space Analysis of your existing buildings, listing in tabular form the existing spaces and square feet. This data will then be a point of comparison to proposed spaces and area. Client shall provide list of proposed uses/activities and associated space (square footage) needs. One virtual meeting to review the activities, existing space available, and discussion on ideas for changes/improvements, design of which is not included.

Deliverables & Limitations:	Meetings throughout Task #1:
Master plan, as described above, including code review. "Technical memo" and "Space Programming" will be combined in this report. Order-of-magnitude cost estimate included for code-related deficiencies.	Assessment/Measured Drawings: Site visit and walkthrough. In-person.
"3D modeling or renderings" is excluded in this phase.	

TASK #2: CONCEPT (SCHEMATIC) DESIGN

SCHEMATIC DESIGN PHASE SERVICES

Schematic Design (SD) services typically consist of reviewing and confirming the building program and designing preliminary floor plans, and details. Preliminary structural plans and details will be developed at this phase. The basis of these drawings will be based upon information developed in Task #1. Owner understanding and approval of the Scope of Work will be achieved.

Clarifications:

There are a lot of suggested improvements listed in the RFP documents. We understand that the primary focus of this project is successful application of the MERP funding. Additionally, as the RFP indicates, some of that energy related work is "design-contingent".

After reviewing the RFP documents and attachments, we propose that the basis of S&A's scope of work will include, and be limited to, the following:

1. **Attic access and catwalk upgrades in the attic.**
 - a. Clarification from "Scope of Work" spreadsheet:
 - i. Attic Work:
 1. Re-Frame attic access points (2)
 2. Install new, Insulated access hatches
 3. Frame in/Finish to match, undesired access points (2)
 4. Remediate/remove old insulation
 5. Install solid blocking in wall cavities for air barrier
 6. Air seal around blocking
 7. Install catwalks through proposed insulated areas
 8. Install 12"-15" blown in cellulose insulation
2. **Front entrance ADA redesign.**
 - a. Scope per the ADA assessment, including topographic surveying and parking improvements.

3. Redesign of front and back doorways.

- a. Clarification from “Scope of Work” spreadsheet:
 - i. Building Exterior Work
 - 1. Replace Main entry door.
 - 2. Repair Main entry concrete steps
 - 3. Replace Canopy at rear exit door
 - 4. Repair Bulkhead access

4. Envelope-related detailing tied to MERP scope.

- a. Clarification from MERP grant scope “Attachment A: Scope of Work”:
 - i. “work includes spray foaming the foundation walls, replacing the basement bulkhead door, and infilling basement windows”
 - ii. “insulated and air seal the roof plane and attic floor across building zones”
 - iii. “install insulated and weather-stripped attic hatches”
 - iv. “air seal and insulate walls”
- b. Clarification from “Scope of Work” spreadsheet:
 - i. Main Floor:
 - 1. Cover unused attic hatches (finishes to match)
 - 2. Prep walls for insulation (Behind stage area)
 - 3. May be able to use another form of insulation prior to covering the walls)
 - 4. Insulate wall cavities (Blown in Cellulose from exterior)

5. Other ADA improvements recommended in the attached ADA audit.

- a. Clarification: We assume the following ADA improvements will be required to support the MERP grant scope.
 - i. None identified as of review of the documents.
- b. Clarification: We recommend the following measures that we believe are ‘readily achievable’ and/or can be included in the ADA improvements costing up to 20% of the project cost.
 - i. Improvements to the bathrooms, not including moving wall locations. Upgrade toilet and sink, for example. Add grab bars. Determine if increasing door size and handing is feasible. Moving signage. And other readily achievable items listed in the ADA audit.

6. Framing plans for drop ceiling.

- a. Clarification: Provide details for new ceiling and framing at second floor porch. Assume to be wood finish and weight of materials is assumed to not exceed structural limitations.

Deliverables & Limitations:	Meetings throughout the SD Phase:
Architectural Schematic Floor Plans	SD 50% Progress Meeting. Virtual
Structural sketches describing the intent and scope of structural systems	SD 90% Final Meeting. Virtual.
	(1) One stakeholder/Community Meeting. In Person.

TASK #3: CONSTRUCTION DOCUMENTS & BIDDING

CONSTRUCTION DOCUMENTS PHASE

Services include measured plan drawings of architectural and structural disciplines that set forth the requirements for the construction of the project, and illustrate and describe in detail the quality levels of materials and systems and other technical requirements.

Deliverables & Limitations:	Meetings throughout the Construction Documents Phase:
Architectural Floor Plans	CD 50% Design Progress Review Meeting. Virtual.
Architectural Construction Details	
General Requirements and Technical Sheet Specifications	CD 90% Final Review. Virtual.
Structural Framing Plans	

BIDDING PHASE

The Architect shall assist the Owner in bidding the project and obtaining a cost of the work.

Deliverables & Limitations:	Meetings throughout the Bidding Phase:
Respond to issues and questions during the bid period, answer questions, issue RFIs, issue addenda.	

TASK #4: LIMITED CONSTRUCTION OBSERVATION (IF AUTHORIZED)

CONSTRUCTION OBSERVATION PHASE

The Architect shall visit the site at intervals appropriate to the stage of construction in order to observe the progress and quality of the Work completed by the Contractor.

Cost of Services in the Construction Administration Phase is based on an assumed duration of construction. Additional Services may become necessary if construction exceeds this estimated duration.

Deliverables & Limitations:	Meetings throughout the Construction Observation Phase:
Responses to Request for Information (RFI's)	Six (6) site visits included. Additional visits \$800 each.
Shop Drawing reviews.	
Review Contractor's Punchlist, (1) one site visit to verify completion.	

SUPPLEMENTAL SERVICES THAT ARE EXCLUDED, BUT MAY BE NECESSARY

Items not specifically listed are excluded from this proposal in addition to what follows. Advanced professional services are available as additional services and can be provided on a time and expense or on a fixed fee basis. Specific exclusions are:

1. Boundary and Easement Surveying.
2. Hazardous Material Assessment.
3. Detailed and technical architectural and structural, engineering drawings, beyond the specified project scope.
4. Civil Engineering, including stormwater design and permitting.
5. Flood Proofing Design, Flood Elevation Certificate.
6. Landscape Design.
7. Buy American Build American (BABA) product specification and documentation.
8. Masonry Restoration & Repair Design.
9. Historic Preservation Consultant/ Coordination with State Historic Preservation Officer (SHPO).
10. Division of Historic Preservation coordination and adjustment of drawings/scope per DHP's comments.
11. Value Engineering and/or Cost Reduction.
12. Energy Modeling and Efficiency Incentive Documentation.

13. Permitting assistance, including planning, completion of applications, and review with the authorities is excluded, unless otherwise noted. Permit application fees are not included in this proposal.
14. Accessible lift.
15. Water/wastewater assessment/design.
16. Site drainage.
17. Structural Assessment and Report.
18. Special Inspections & Testing.
19. Other items recommended in the available reports.
20. Code review will not include mechanical, electrical and plumbing items.

SCHEDULE

We anticipate that this work can be done within the following durations, however, we reserve the right to modify these estimates. Determination of schedule will be discussed with you prior to starting work.

Task #1 & #2	05/01/26
Task #3	05/31/26

Note:

- Meeting the schedule will require expedited owner decisions; within (2) two days of drawings issued for review.
- Scheduling third-party scanning will commence immediately after project award, but may delay drawing development due to consultant availability.

COST OF SERVICES

In consideration for providing the architectural services described herein, the Client shall compensate Stevens & Associates, P.C., a sum in accordance with the schedule below, on a lump sum or estimated basis, billed monthly, in accordance with the work completed to date and the phase categories outlined below. Fees are structured in accordance with American Institute of Architects (AIA) standards.

Pre-Design:

Measured Drawings	\$12,750	Estimated
Assessments	\$2,800	Estimated
Total Pre-Design Services	\$15,550	

Basic Services:

Schematic Design Phase	\$15,450	Fixed Fee
Construction Document Phase	\$15,650	Fixed Fee
Bidding Phase	\$2,300	Estimated
Construction Observation Phase	\$9,000	Estimated
Total Basic Services	\$42,400	

Estimated Reimbursable Expenses:

Prints & Copies	\$250	Estimated
Mileage & Travel	\$575	Estimated
Total Estimated Reimbursable Expenses		

Total Cost of Services \$58,775



EDUCATION

Bachelor of Architecture -
Temple University (2010)

REGISTRATION

Licensed Architect
Vermont #003.0102376
New Hampshire #04695
Massachusetts: #50618

AFFILIATIONS

American Institute of Architects
Member

Upon receipt of his Bachelor of Architecture in 2010, Jon returned to southern Vermont to pursue his license and continue working in residential construction. His summers of construction work significantly inform his ability to design and deliver projects.

In the fall of 2014, Jon joined Stevens & Associates, where, as Project Architect, he added to his experience and knowledge on projects that range from residential to community planning and commercial works.

In 2019, he started JA Saccoccio Workshop, with the mission of continuing the type of work and service he provided at S&A. Through this new company, Jon was able to establish new relationships within the community with clients, contractors, and like-minded partners.

Jon has returned back to Stevens & Associates as the Director of Architecture, bringing with him those community relationships and years of experience delivering solutions and projects to clients and organizations in our region.

His interest in the field focuses on how to merge design concepts with the pragmatism of implementing the ideas. He believes that a practical knowledge of both architecture and construction will produce innovative, effective and enjoyable spaces. He executes this interest through design but also working in his shop, experimenting with ideas in design and woodworking assembly techniques.

REPRESENTATIVE/CURRENT PROJECTS:

- Bellows Falls Opera House, Bellows Falls, VT
Infrastructure improvements at historic movie theater
- Bellows Falls Train Station, Bellows Falls, VT
Renovation of a historic train station
- Holton Home, Brattleboro, VT
Renovation of prior senior living facility to create multi-family housing
- Londonderry Town Office, South Londonderry, VT
Extensive upgrade to municipal office, including ADA and energy improvements
- Snow Block, Brattleboro, VT
Construction of new downtown building to create a mixed use building that includes community space and multi-family housing
- St. Denis, Harrisville, VT
Restoration and expansion of historic church into seasonal multi-use space

CHIP DANA, AIA

ARCHITECTURAL DESIGNER



Chip Dana brings over two decades of experience in architecture and landscape design, specializing in practical, operational solutions for complex projects.

With master's degrees in both architecture and business from the University of Illinois, and a bachelor's degree in landscape design from Colorado State University, Chip provides clients with a well informed, unique perspective—one that bridges design and functionality.

Chip's portfolio spans large-scale healthcare facilities, community landscapes, and multi-family, mixed-use developments—all focused on creating spaces that serve people and strengthen communities.

EDUCATION

Masters of Architecture -
University of Illinois (2014)

Masters of Business -
Colorado State University (2014)

Bachelors of Landscape Design -
Colorado State University (2004)

AFFILIATIONS

American Institute of Architects
Member

CURRENT PROJECTS

- Ametek, Keene, NH:
Expansion of manufacturing facility
- Harper Acres, Keene, NH:
HVAC improvements to senior housing
- Ludlow Mill, Ludlow, VT:
Housing units in a restored mill building in Ludlow, VT
- Putnam Block, Bennington, VT:
Design of a new multi-unit, multi-use building
- Whitingham Highway Garage, Whitingham, VT:
Design of new town highway garage

TESS MARSDEN

ARCHITECTURAL DESIGNER



Tess is a graduate from Keene State College where she earned her Bachelor of Science in Architecture with a minor in Sustainability. Her interest in sustainability and historic preservation piqued her interest to join Steven's and Associates. Being born and raised in New Hampshire, Tess is passionate about supporting local development and creating meaningful places to last generations. Tess interned with Jon Saccoccio in her junior year at Keene State, and is excited to be working under his direction at S&A.

EDUCATION

**Bachelor of Science in
Architecture -**
Keene State College (2023)

CURRENT PROJECTS

- Bellows Falls Opera House, Bellows Falls, VT
Infrastructure improvements at historic movie theater
- Bradley House, Brattleboro, VT
Renovation project for existing elder living facility
- Cavendish Fire Department, Cavendish, VT
Infrastructure improvements at a local fire department
- Holton Home, Brattleboro, VT
Renovation of prior senior living facility to create multi-family housing
- Montpelier Flood Improvements, Montpelier, VT
Flood resiliency improvements to various residential properties in Vermont's capital city
- Sunderland Union Church, Sunderland, VT
Restoration of vacant historic church into a community center

032726



As a partner at Stevens & Associates and a licensed Civil Engineer, Brud brings over 25 years of experience in design and project management. He has a strong knowledge of land planning, environmental permitting, civil engineering, and structural design. His responsibilities include project management, site and structural design, procuring local and state permits, and construction administration.

Brud works with the Structural, Civil, and Landscape Architecture disciplines, creating a coherent design flow within the multiple disciplines while collaborating on projects. He harnesses his experience working on multifamily housing, schools, healthcare campuses, and industrial/business parks to create meaningful places for people to live, learn, work, and play.

Brud's site planning expertise includes full scale campus planning to create efficient use of available space. He has developed campus plans for elderly residential care housing, schools, businesses, and specializes in creating a sense of place and restoring the fabric of the community.

His civil engineering experience encompasses design and construction documents for site layout, roadways, public community water supply systems, sewage disposal and distribution systems, drainage and grading. He has extensive construction administration experience bringing a wealth of creative problem-solving skills to address issues in the field.

Brud's structural experience includes numerous renovations of historic structures, as well as new construction projects ranging in scale from residential and multifamily, to light-commercial and industrial buildings.

EDUCATION

BS Civil Engineering
University of New Hampshire,
Durham (1995)

PROFESSIONAL DEVELOPMENT

Construction Law
Principled Negotiation
Stormwater Systems Design
Principle and Practice of
New Urbanism

REGISTRATION

Professional Engineer
Vermont #7701
New Hampshire #18008
Massachusetts #49,175

Vermont Certified Site Technician
422, Type A and B

AFFILIATIONS

American Society of Civil Engineers
Member
Town of Townshend Selectboard
Former Board Member
**Town of Townshend
Barn Garage Committee**
Former Member
Congress for New Urbanism
Member

REPRESENTATIVE PROJECTS

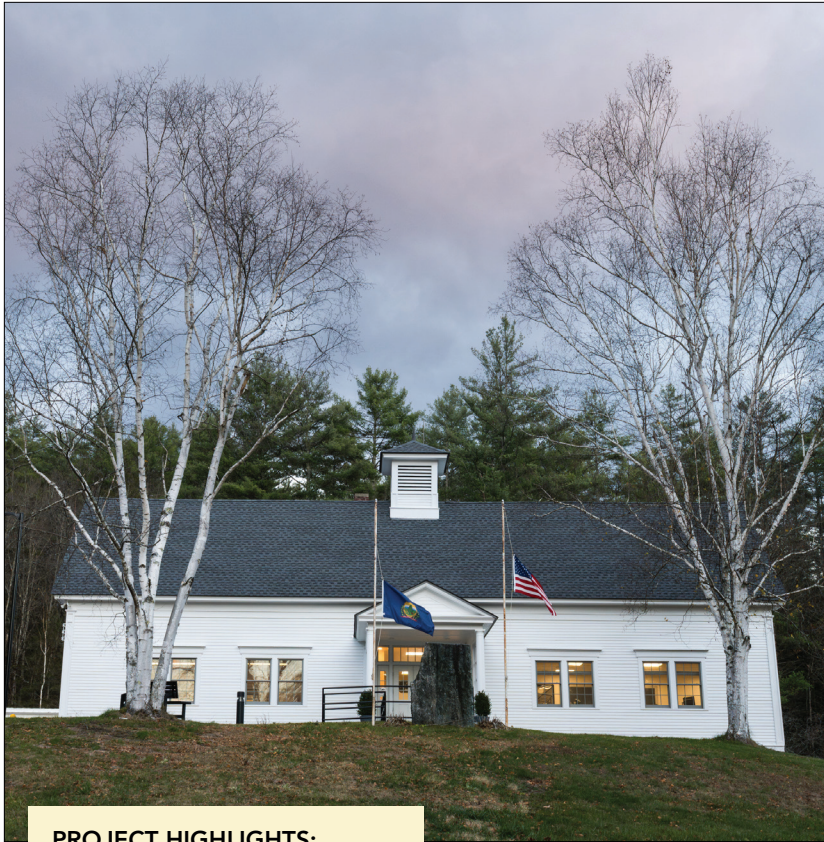
- Austine School, Brattleboro, VT
Campus master plan and site design for mixed-use PUD
- Brattleboro Elementary Schools, Brattleboro, VT
Civil and structural engineering for renovations and additions
- Butterfield Senior Housing, Dover, VT
Design of residential building with basement floor parking garage
- Daly Shoe Building, Brattleboro, VT
Sit design for historic building converted into apartment and office space
- Delta Business Campus, Brattleboro, VT
Master planning, management and permitting for mixed-use PUD
- DMH Recovery Residence, Essex, VT
Site design and permitting for new, secure facility
- Putney General Store, Putney, VT
Structural and civil engineering for a fire damaged 1790's building
- The One Ten Apartments, North Kingstown, RI
Structural design services for a 50-unit apartment building
- Wilder Building, Brattleboro, VT
Structural analysis and design for fire damaged historic building

PRES TECH 052323



LONDONDERRY TOWN OFFICE

ARCHITECTURE | STRUCTURAL AND CIVIL ENGINEERING | MEP | LONDONDERRY, VERMONT



Stevens & Associates worked with the Town of Londonderry to complete renovations of the historic Town Office Building. This project was the first in the State of Vermont to utilize Municipal Energy Resilience Program (MERP) funds. The project team worked with the client to determine specific energy upgrades and ADA improvements to improve the building and create a facility that will benefit the community for generations to come.

The renovation of Londonderry's historic Town Office building is the first project in the state to utilize MERP funds. The project scope included design and coordination of new windows, refurbished historic windows, new heat pumps, while maintaining the existing oil boiler, and extensive insulation measures, including increased attic insulation, basement spray-foam insulation and new basement vapor barrier. ADA improvements include a new ramp to the front door, and accessible bathrooms.

PROJECT HIGHLIGHTS:

Professional services began with understanding the MERP assessments and went through Construction Administration.

- » Architectural:
 - Ramp design
 - Accessible bathrooms
 - New insulation
 - New windows
 - Historic window refurbishing
 - Heat pump
- » Structural:
 - Structural Assessment and reinforcing
 - LULA Lift foundation and framing plans
 - Basement retrofit for new offices
- » Civil:
 - Permit feasibility
 - Grading
 - Site drainage
 - Erosion control
 - Parking lot design



23-033_032726



BROAD BROOK COMMUNITY CENTER

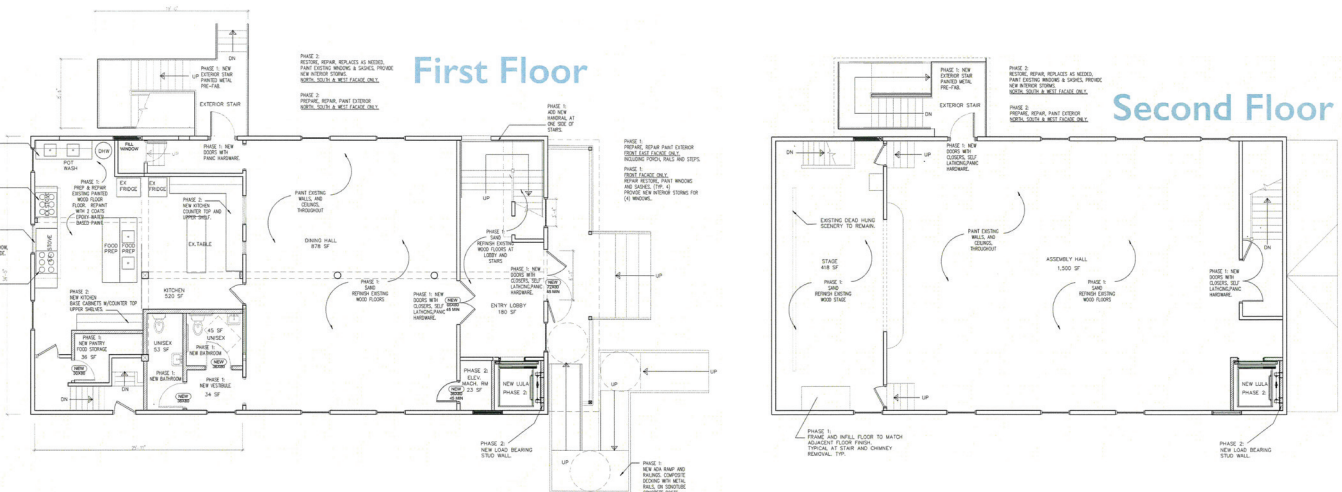
- » Cost: \$1.4 million
- » Size: 3,400 SF
- » Status: Phased Renovation
- » Age of Building: 1896



This community based project in Guilford, Vermont involved two phases of renovations that sought to preserve the building’s historic character while adding new safety code compliant and ADA standard features. Phase I: S&A designed a new ADA ramped entry, accessible bathrooms, fire safety upgrades including a second floor egress stair, refinished hardwood floors, historic doors and trim. Phase II will include a LULA lift to the second floor, a new well and septic system, upgrades to the community kitchen, heating and electric upgrades, and a new fire suppression system.



TOP RIGHT: PHOTOGRAPH OF FINISHED PROJECT; ABOVE: CONSTRUCTION & POST CONSTRUCTION PHOTOS; BELOW: FLOOR PLANS

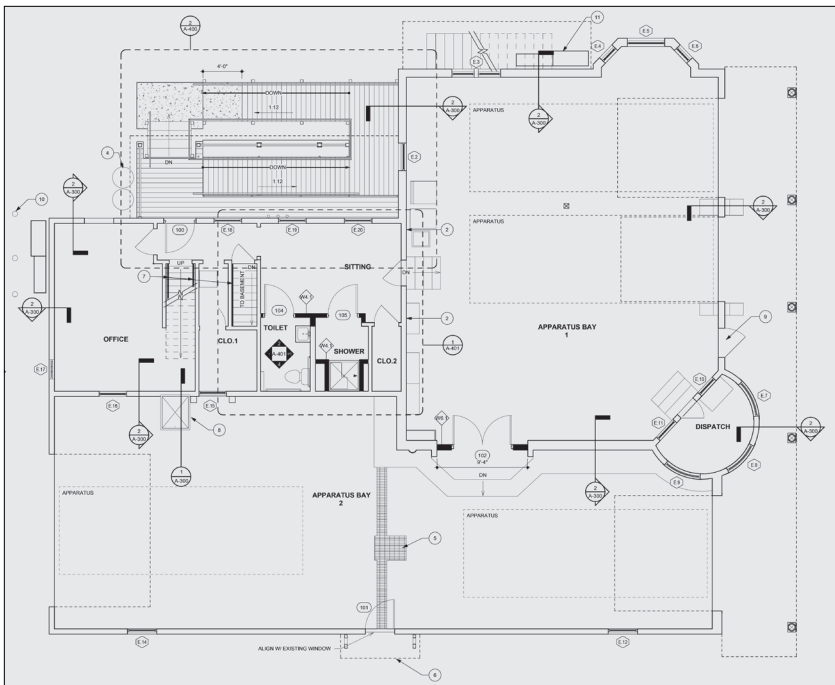


022019

PROJECT HIGHLIGHTS

Our services focused on the MERP scope, but adjusted in consideration of general building improvements to support the MERP scope.

- » New ADA ramp designed to minimize impact to historic porch
- » New renovated bathroom to meet ADA
- » New dense pack insulation installed into existing walls
- » New and refurbished windows, coordinated with Division of Historic Preservation
- » New Heat Pumps



Stevens & Associates worked with the Cavendish Fire Department and Mount Ascutney Regional Commission to implement limited energy improvement (MERP) and accessibility scope at the fire department. The project team worked with the client to coordinate grant requirements with the project goals of the fire department. S&A was able to deliver a succinct scope that all stakeholders approved of.

The project scope included design and coordination of new windows, refurbished historic windows, and new heat pumps — while maintaining the existing oil boiler. Additional insulation measures included increased attic insulation, basement spray-foam insulation and new basement vapor barrier.

033026

ORDINANCE TO REGULATE THE OPERATION OF SHORT-TERM RENTALS

Town of Londonderry, Vermont Adopted December 19, 2023 (effective February 17, 2024)
Amended March 25, 2023 (effective May 24, 2024);
Amended June 3, 2024 (effective August 2, 2024);
Amended April 21, 2025 (effective July 1, 2025);
Amended April 20, 2026 (effective July 1, 2026).

ARTICLE 1. AUTHORITY. Under authority granted in 24 V.S.A. § 2291(29) and 24 V.S.A. § 1971 et seq., and other such general enactments as may be material hereto, it is hereby ordained by the Selectboard of the Town of Londonderry that the following civil ordinance requiring the annual registration of all short-term rentals operating within the town (which may also be referred to as the "Short-Term Rental Ordinance") is adopted for the Town of Londonderry, Vermont.

ARTICLE 2. PURPOSE. The purpose of this Ordinance is to promote and protect the public health, safety, welfare, and convenience of the town, to preserve residents' rights to quiet enjoyment of homes and properties, and to ensure the safety of occupants of short-term rentals. The Londonderry Selectboard hereby find that unregulated short term (i.e., less than 30 day) transient occupancy of dwelling units in residential neighborhoods presents a threat to the public welfare relating to compatibility with residential uses and preservation of the character of the neighborhoods in which they are located, and to the availability of housing stock in the town. Unregulated short-term rentals have negative secondary effects on residential areas, with such areas experiencing heightened adverse impacts from parking, garbage, noise and outdoor/nighttime activities. These negative effects, when left unchecked, injure and degrade the community as a whole and constitute a public nuisance. The purposes of this Ordinance are: (a) to balance the desire of property owners to rent their residential properties to short-term rental guests for compensation against the desire of residents to preserve the traditional peace and quiet of their residential neighborhoods; (b) to preserve and protect residential neighborhood character and livability from the nuisance impacts that are often associated with short-term rentals; (c) to limit or prevent the loss of available housing stock for long-term rentals or for purchase by those who wish to reside in Londonderry from being replaced with short-term rentals; (d) to ensure the safety of occupants of short-term rentals and the well-being of the community; and (e) to promote the public health, safety and welfare of the Town, its residents and visitors.

ARTICLE 3. DEFINITIONS.

A. “Owner” means a person who holds title to the property on which a short-term rental is operated. The Owner shall be defined as an individual, a married couple, one or more family members living in the same household, a corporation, a partnership, or Limited Liability Company (“LLC”) or other LLCs with overlapping members, which in all cases shall be deemed an Owner, but which shall exclude from the definition any tenant or lessee.

B. “Dwelling unit” means a room or rooms connected together containing cooking, sanitary and sleeping facilities that constitute a separate, independent housekeeping establishment. It shall include prefabricated modular units and mobile homes, but shall not include a motel, boarding house, shelter or similar structure.

C. “Short-term rental” or “STR” means a **furnished house, condominium, apartment, cabin, or other** dwelling unit rented to the transient, traveling, or vacationing public for periods of fewer than 30 consecutive days and for more than 14 days per calendar year, and is either:

1. **“Hosted” means that the owner of the STR or another person authorized in writing by the owner to act on their behalf, will be present at and residing on the property where the STR is located during every rental period;** or,

2. **“Unhosted” means that neither the owner nor another person authorized in writing by the owner to act on their behalf, will be present at and residing on the property where the STR is located during every rental period.**

D. **Dwelling Unit Capacity or DUC means the total occupancy limit for an STR as determined by the maximum capacity of one of the following:**

- a. **the property’s wastewater disposal system based upon a State of Vermont Wastewater and Potable Water Supply Permit for the property for dwelling units or wastewater and potable water supply systems constructed, modified, or occupied after June 30, 2007;**
- b. **the local zoning or septic permit for dwelling units constructed before July 1, 2007; or**
- c. **the number of bedrooms indicated in the Town listers’ property database if a local zoning or septic permit does not exist for dwelling units constructed before July 1, 2007. [In the absence of a. or b., such that c. determines DUC, it shall be a maximum of two occupants for every bedroom in the listers’**

property database, plus an additional two occupants.]

E. **“STR Administrator”** means a person or persons designated by the Selectboard of the Town of Londonderry to administer and enforce this Ordinance.

F. **Short-Term Rental (STR) License** means authorization from the Town to operate a short-term rental in accordance with this Ordinance.

G. **“Bed and Breakfast”**, **“Boarding House”**, **“Motel”** and **“Inn”** shall have the same definitions as contained in the Town of Londonderry Zoning Bylaws as amended from time to time. This **STR** Ordinance shall not apply to Bed and Breakfasts, Boarding Houses, Motels and Inns which have zoning permits issued pursuant to the Town of Londonderry Zoning Bylaws.

H. **“Rental Arbitrage”** is the practice of a long-term lease-holder converting the leased property into an **STR** for the purpose of the income that results from the difference between the two rental rates: a form of subletting a leased property by a lessee.

I. **Lock Box”** means is a small, secure holder for a house key, used by firefighters and/ or emergency medical personnel to access a residence in the event of an emergency when the residence is unoccupied or its occupants are unable to open the residence to First Responders.

J. **Good Standing** for the purpose of STR licensing describes a current STR licensee seeking to renew a license, or a new applicant, who: owes no late or delinquent taxes to the Town; has no outstanding municipal violations from the Town; has no open Division of Fire Safety inspection report for the STR property; and meets all conditions in this Ordinance.

K. **Designated Agent** means a person authorized by an Owner with responsibilities to include: facilitating access to the property for first responders and the STR Administrator; responding to complaints about the property due to rental activity, responding to STR guest issues at the property, and residing within a 45 minutes driving distance of the STR.

ARTICLE 4. SHORT TERM RENTAL REGISTRATION.

A. The short-term rental of a dwelling unit requires the annual issuance of a **STR License** from the STR Administrator. A person shall not commence the use of a dwelling unit as an **STR or advertise for STR activity** unless and until the STR Administrator issues the requisite **STR License**.

B. An STR License will include an annual license number and Dwelling Unity Capacity (DUC) that shall be included in all advertising and listings of the property for STR use. An Owner shall not advertise or permit occupancy of more than the DUC. An STR License will also include a physical placard that shall be displayed plainly inside the STR.

C. Any application made by a person other than a single individual must detail the other members of any Corporation, LLC, or Partnership (“Common Ownership”), and any out- of state entity must provide a valid and current copy of the articles of organization for the entity.

D. All STRs must be rented via an **online** rental platform to satisfy any reporting requirements and the payment of any municipal, state and federal taxes.

E. **An applicant for an STR License may only register one STR dwelling unit in the Town of Londonderry in any calendar year. For the purposes of this section, STR dwelling units licensed by an entity the applicant has an ownership interest in shall be counted toward this limit. An STR license** may be issued for one STR unit on a property, provided:

1. The property Owner is in good standing with the Town of Londonderry; and

2. An Owner who has more than one property or rental unit currently registered shall be entitled to renew the pre-existing STR licenses for so long as the Owner is the recorded Owner of the Property and so long as the Owner meets all other requirements of this Ordinance. Such pre-existing, nonconforming status shall automatically cease upon any failure to continue to **license** the Property or upon any conveyance of the Property; and

3. A property may not be licensed as an Unhosted STR within one calendar year of its transfer to a new Owner; and

4. A property being licensed as an Unhosted STR for the first time shall not exceed the maximum permitted 50 STR rental nights within any calendar year.

F. A **Lock** Box shall be installed at any **STR** with an automatic fire alarm system. Whether the automatic fire alarm is required by Fire Safety code or not, a **Lock** Box will be available for use in an emergency by the Londonderry and South Londonderry Fire Companies **and Londonderry Volunteer Rescue Squad**.

G. Rental Arbitrage is not permitted. No long-term lessee or tenant may receive an **STR** license or engage in short-term subletting; only a property owner can be granted an **STR** license.

H. An Owner shall provide the following information in an application for **STR licensing** for dwelling units with an occupancy of 8 or less, on a form provided by the Town:

1. The number of bedrooms to be rented and the requested **Dwelling Unit Capacity** to be approved in the Short-Term Rental **License**.

2. The property Owner's name, address, phone number, email, date of birth, driver's license and license state, and military status (active or not), and if the owner is a corporation, the registered corporate agent and president of the corporation and their name and address, and if the owner is a partnership, the registered partnership agent and the names and addresses of the general partners (information that is needed to enforce a municipal complaint before the Vermont Judicial Bureau).

3. Property owner of an Unhosted STR shall provide the name and contact information of a designated agent, and a **signed statement from their designated agent accepting responsibility for this role as part of their required STR registration**.

4. The **posting of contact information** required by 18 V.S.A. § 4467 within the **STR**.

5. The education materials required by 18 V.S.A. § 4468(a), including without limitation the **Owner's** self-certification form pertaining to health and safety precautions that Owners must take into consideration prior to renting a dwelling unit required by 18 V.S.A. § 4468(b).

6. Confirmation of commercial liability insurance, with proper notification of **STR** activity to that insurer of not less than \$1,000,000 per occurrence to cover each **STR**, unless such **STR** is offered through a hosting platform that maintains equal or greater coverage, and that the liability insurance policy that covers the dwelling unit extends bodily injury and property damage insurance coverage that occurs during or as a result of the use of the dwelling unit as an **STR**.

7. Proof, satisfactory to the Town, that the Owner has obtained and performed all necessary licensing and registrations with the State of Vermont Department of Health, Division of Fire Safety and Department of Taxes necessary to operate an **STR**. An **STR** is a "public building" as defined by 20 V.S.A. § 2730, subject to

inspection and regulation by the Vermont Division of Fire Safety.

8. Proof, satisfactory to the Town, that every sleeping space in the registered STR contains a secondary means of escape (egress) with measurements meeting code defined by VT Fire and Building Safety Code, and that all photoelectric smoke detectors and CO detectors in the **STR** are operational, **meet current VT Division of Fire Safety specifications**, and are within their expiration date.

9. The owner of a licensed STR is responsible for keeping a registry of STR guests, including the dates and duration of each guest stay, and the number in each guest group. That registry will be maintained for a minimum of two years, and shall be available upon request of the STR Administrator within seven days. Annually, beginning with the first renewal of said **STR license**, the owner shall file with the Town a **copy of their STR rental registry from the proceeding twelve months, signed to attest to its accuracy.**

10. The failure to submit all required information or comply with the application requirements—including fee payment—shall result in a denial of a license. Submission of false or misleading information, or material omission, on an STR application shall be considered a violation subject to a fine, and may result in a denial of a license or the suspension or revocation of an existing license.

I. An application for **STR licensing**, for dwelling units with a capacity of greater than 8 occupants, shall require compliance with subsection H above, plus the following: An inspection report, showing satisfactory inspection results for the most recent inspection, with **unconditional** occupancy approved from the State of Vermont Division of Fire Safety for the requested **STR DUC. Safety violations and an open, rather than closed, report shall not be accepted as satisfactory for STR licensing or renewal.**

J. **No STR License** shall be issued unless the applicant has complied with subsection H above (for **all applicants**) and has complied with subsection I above (for **DUC** greater than 8 occupants).

K. **An STR License** shall expire on June 30 of each year and requires renewal **a minimum of fifteen days before the expiration date** to continue use of a dwelling unit as an **STR. An STR License expires upon the transfer of the property to a new owner.**

L. Disposal: Recycling, Food Waste, Ash and Coals, Trash. An STR owner shall provide for the separation and disposal of trash, food waste, and recyclable material utilizing secure, bear-proof receptacles, and shall provide one or more

adequate metal containers for disposal of ash and coals if there is a fireplace, fire pit, wood burning stove, wood or charcoal grill, or other source of ash or coals at the **STR**. The owner is responsible for the timely removal of these items, in accordance with Vermont State Law (10 V.S.A. § 6621a).

ARTICLE 5. LICENSE FEES. A fee for a License shall be paid to the Town of Londonderry with the submission of any **STR** registration or annual renewal, regardless of date of **application**. The fee shall be in an amount as determined by the Selectboard which may, from time to time, modify this fee and may establish and adopt other fees related to the administration and enforcement of this Ordinance, and may incorporate all such fees into a duly adopted fee schedule.

ARTICLE 6. RESERVED.

ARTICLE 7. ENFORCEMENT. An **STR** shall be made available by the owner for inspection within one week of a request by the STR Administrator. Any person who violates a provision of this Ordinance shall be subject to a civil penalty of up to \$800 per day for each day that a violation continues. Each day the violation continues shall constitute a separate offense. The STR Administrator and the Londonderry Zoning Administrator, along with the Selectboard and Town Administrator, shall all be designated and authorized to act as Issuing Municipal Officials to issue and pursue complaints before the Judicial Bureau, or other court having jurisdiction.

ARTICLE 8. WAIVER FEES. An Issuing Municipal Official is authorized to recover waiver fees, in lieu of a civil penalty, in the following amount, for any person who declines to contest a municipal complaint and pays the waiver fee:

a) Fine for advertising a property for short-term rental (online or offline) without first having obtained a permit or complying with local listing requirements:

first offense: \$125 per day

second offense: \$250 per day

third offense: \$500 per day

fourth offense: \$650 per day, plus revocation for 12 months before a new STR application may be submitted. The revocation can be appealed.

b) Fine for all other violations:

first offense: \$150 per day

second offense: \$350 per day

third offense: \$600 per day

fourth offense: \$650 per day, plus revocation for 12 months before a new STR

application may be submitted. The revocation can be appealed.

Offenses for the purpose of calculating waiver fees shall be counted on a twelve-month basis, beginning on **May 1 and ending on April 30** of each year. An Issuing Municipal Official shall have authority to issue a written warning, without recovering a waiver fee, for any **first offense** violation. In such instance, the written warning shall be counted as a **first offense** for calculating annual offenses.

ARTICLE 9. PENALTIES. An Issuing Municipal Official is authorized to recover civil penalties in the following amounts for each violation:

a) Fine for advertising a property for short-term rental (online or offline) without first having obtained a permit or complying with local listing requirements:

first offense: \$200 per day

second offense: \$400 per day

third offense: \$650 per day

fourth offense: \$800 per day, plus revocation for 12 months before a new STR application may be submitted. The revocation can be appealed.

b) Fine for all other violations:

first offense: \$250 per day

second offense: \$500 per day

third offense: \$750 per day

fourth offense: \$800 per day, plus revocation for 12 months before a new STR application may be submitted. The revocation can be appealed.

Offenses for the purpose of calculating penalties shall be counted on a twelve-month basis, beginning on May 1 and ending on April 30 of each year. An Issuing Municipal Official shall have authority to issue a written warning, without recovering a civil penalty, for any **first offense** violation. In such instance, the written warning shall be counted as a **first offense** for calculating annual offenses. Failure to timely pay a penalty upon entry of judgment under 24 V.S.A. § 1981 shall result in the automatic suspension until paid of any approved **STR** license(s) registered to the person against whom the civil judgment has been entered including licenses for any other owned or operated by the person and located within Londonderry.

The fees associated with serving a property owner with an **STR** Ordinance non-compliance violation will be borne by the ticketed party, unless the ticketed party is found by the Vermont Court not to be in violation of the Ordinance or subject to it.

ARTICLE 10: ADMINISTRATION AND APPEALS.

A Short-Term Rental Administrator shall be appointed by the Town of Londonderry Selectboard and shall report to them on a regular basis. Provisions of this Ordinance shall be interpreted literally, and administered and enforced by the STR Administrator. Actions of the STR Administrator may be appealed by an interested party to a Town of Londonderry Rental Housing Appeals Board, which shall be structured and staffed by Selectboard action.

ARTICLE 11. OTHER RELIEF. In addition to the enforcement procedures available under Chapter 59 of Title 24, the Londonderry Town Administrator is authorized to commence civil action in the Civil Division of the Vermont Superior Court to obtain injunctive and other appropriate relief, to request revocation or suspension of any **STR License** on behalf of the Londonderry Selectboard, or to pursue any other remedy authorized by law.

ARTICLE 12. OTHER AUTHORITIES NOT PREEMPTED. This Ordinance is not intended to preempt or be exclusive with regard to any other permitting or regulatory law or authorities that pertain to the ownership, operation, management or use of property or dwelling units engaged in short-term rentals.

ARTICLE 13. SEVERABILITY. The provisions of this ordinance are declared to be severable and if any provisions hereof be adjudged invalid such judgement shall not affect the validity of any other provisions.

ARTICLE 14. DESIGNATION. This ordinance is hereby designated as a civil ordinance pursuant to Title 24, Vermont Statutes Annotated Section 1971(b), and may be referred to as the **STR** Ordinance and in a prosecution hereunder a copy of such ordinance, certified by the Londonderry Town Clerk shall be prima facie evidence thereof. An allegation that the act constituting the offense charged is contrary to a specified provision of this ordinance shall be a sufficient reference hereto.

ARTICLE 15. PUBLICATION AND POSTING. This Ordinance and any subsequent amendment of this ordinance, or a concise summary thereof, shall be published in a newspaper of general circulation in Londonderry, within fourteen (14) days of its adoption, and shall be filed with the Town Clerk and posted at five (5) conspicuous places within the community.

ARTICLE 16. RIGHT OF PETITION. Notice is hereby given of the right to petition for a permissive referendum vote on this ordinance at an annual or special meeting as provided for in 24 V.S.A. § 1973. Such petition for a permissive referendum must be signed by not less than five (5) percent of the qualified voters of the Town of Londonderry and shall be

presented to the Selectboard or the Town Clerk within forty-four (44) days following the date of adoption.

ARTICLE 17. EFFECTIVE DATE. Unless a petition is filed in accordance with 24 V.S.A. § 1973, the Ordinance shall become effective sixty (60) days after its adoption.

* * *

Town of Londonderry, Vermont
Resolution for Municipal Authorizing Official for the
EDA FY2025 Disaster Supplemental Grant Program

WHEREAS,

the Town of Londonderry, VT (hereafter the "Applicant") desires to participate in the **FY2025 Disaster Supplemental Grant Program** administered by the U.S. Economic Development Administration and

WHEREAS,

the Selectboard has determined it is in the best interest of the Town to apply for an EDA FY2025 Disaster Supplemental Grant in the amount of \$200,000.00 to complete the Londonderry South Village Wastewater Segment 2 project;

NOW, THEREFORE, BE IT RESOLVED,

that the Selectboard of the Town of Londonderry, VT hereby authorizes and directs

Aileen Tulloch, Town Administrator
(Name) (Official Title)

to serve as the Municipal Authorizing Official (MAO) on behalf of the Applicant, passed this 20th day of April, 2026, by the Selectboard of the Town of Londonderry, VT:

Tom Cavanagh, Chair

James Ameden, Jr., Vice Chair

Jim Fleming

Leanne Alexander

Taylor Prouty

The above resolution is a true and correct copy of the resolution as adopted at the meeting of the Town of Londonderry, VT Selectboard, held on the 20th day of April, 2026 and duly filed in my office.

IN WITNESS WHEREOF, I, Allison Marino, Town Clerk, hereunto set my hand this _____ day of April, 2026.

Allison Marino, Town Clerk



RESOLUTION TO APPOINT A REPRESENTATIVE TO THE GOVERNING BOARD OF THE DEERFIELD VALLEY COMMUNICATIONS UNION DISTRICT

WHEREAS, as provided in V.S.A. Title 30, Chapter 82, section 3059, the legislative body of each member town **shall appoint annually** on or before the last Monday in April a Representative and one or more Alternates to the Governing Board of the Communications Union District (District) of which it is a member, each for a one-year term to begin at the District’s Annual Organizational meeting in May,

NOW, THEREFORE, BE IT RESOLVED THAT:

The Selectboard of the Town of _____ Londonderry_____ hereby appoints the following representative and one or more alternates to the Governing board of the Deerfield Valley Communications Union District (DVFiber) for **terms of one year each**:

Representative: __John Hankin_____

Alternates: _____

Alternates: _____

Adopted at a regular meeting of the Selectboard of the Town of __Londonderry_____ duly held on the __20__ day of __April_____ 2026.

ATTEST: _____

Selectboard Chair

Date

Print Name: __Tom Cavanagh_____

Instructions

The Selectboard shall appoint the Representative and Alternates no later than April 27, 2026.

The Chair shall sign and date this form and deliver it via email or postal mail to the attention of DVCUD Clerk:

clerk@dvfiber.net

OR

DVFiber

PO Box 532
Wilmington, VT
05363-0532

The appointments shall be effective on May 7, 2026 or when the form is received, whichever is later.

The previously appointed Representative and Alternates shall continue to serve until this form is

Application for Re-Use of FEMA-Funded Open Space Properties

Mandatory Prior Approval for Site Work and Land Use Changes

No work, development, or change in land use may be initiated on any property acquired for open space purposes without prior written approval from FEMA.

Federal law and regulations (44 CFR Part 80) mandate that these properties be dedicated and maintained in perpetuity as open space for the conservation of natural floodplain functions. Consequently, FEMA must review and approve the proposed land use of all acquired property to ensure compatibility with these restrictions.

Specific activities that constitute a change in use or development and require a written determination of compatibility from the FEMA Regional Administrator before work begins including, but are not limited to:

- **Structural Construction:** Building any new structure or improvement, even those functionally related to open space (e.g., pavilions or restrooms), must be confirmed in writing by FEMA before construction starts.
- **Site Alterations:** Any activity involving filling, paving, or excavation.
- **Grading Changes:** Any grading occurring outside the original building footprint.
- **Vegetation Management:** The planting or removal of vegetation.
- **New Encumbrances:** Establishing any new easement, lease, or encumbrance on the property.

To seek approval, the subrecipient must submit a written request through Vermont Emergency Management (VEM) to FEMA. If a property is not maintained in accordance with the deed restrictions and applicable FEMA requirements, FEMA may work with the Recipient and Subrecipient to address the issue and bring the property back into compliance. If compliance cannot be achieved, FEMA may pursue remedies available under the grant, which can include enforcement actions and the potential repayment of federal funding used for the acquisition.

Please note: FEMA has not established a formal timeframe for reviewing proposed reuse requests. Once submitted, the State may follow up on the status, but we cannot guarantee how long FEMA's review will take or when a response will be provided.

State Agency Name: Vermont Emergency Management

Program: Hazard Mitigation Assistance, FMA (Swift Current),
FRCF

SECTION I: APPLICANT INFORMATION

- **Subrecipient (Town/City/County):**

- **Project Number:** _____

- **Primary Point of Contact (Name & Title):** _____

- **Phone/Email:**

- **Project SPAN #s:**

SECTION II: PROPERTY DESCRIPTION

- **Property Address(es):**

- **Geospatial Coordinates (Latitude/Longitude to 6th decimal):** _____

- **Current Site Condition:** (e.g., cleared lot, graded and seeded, remaining vegetation)

SECTION III: PROPOSED RE-USE PLAN

A. Consistency with Allowable Uses Check all that apply to your proposed plan:

	Natural/Restorative: Wetland management, nature reserve, or wildlife habitat.
	Recreational: Public park, unpaved walking/bike paths, or ball fields.
	Agricultural: Cultivation, or community gardens.
	Infrastructure (Limited): Unimproved, unpaved parking consistent with open space regulations.
	Other: Please provide additional details in section B (below)

B. Nature and Scope of Use Describe the proposed re-use of the property. (Note: FEMA mandates that land be maintained in **perpetuity as open space for the conservation of natural floodplain functions**).

- *Priority is given to Nature-Based Solutions (e.g., wetland restoration, riparian buffers, pollinator habitats, or bioswales).*

Scope of Work Description:

C. Proposed Structures Will any structures be built? (Note: Generally, **no new structures** are permitted except for those open on all sides and related to open space use, or public restrooms). [] Yes [] No

- *If yes, describe the structure and confirm it will be elevated/floodproofed to the Base Flood Elevation plus 1 foot of freeboard or what your local zoning or ordinance determines (whichever is more conservative). Please provide a completed elevation certificate based on proposed construction signed by a licensed engineer or surveyor.*

[enter text here]

SECTION IV: LOCAL REGULATORY COMPLIANCE (MANDATORY)

A. Zoning and Land Use

- Has the town ensured the project complies with all State and local land-use, zoning, and permitting regulations and the community's Local Hazard Mitigation, Town and Emergency plan(s). Yes No

If no, please explain why:

B. Floodplain Management Ordinances

- This project **must** comply with the State and community's local floodplain management ordinance and the minimum standards of the **National Flood Insurance Program (NFIP) under 44 CFR § 60.3**.
- Has the **Local Floodplain Administrator** reviewed and approved this proposed use? Yes No

Name of Administrator: _____ Date of Review: _____.

SECTION V: COMMUNITY & STAKEHOLDER INPUT

- Was a community involvement process (e.g., town meetings, workshops) used to determine this re-use? Yes No
- Describe how the plan addresses the "gaps" in community amenities.

[enter text here]

SECTION VI: LONG-TERM MANAGEMENT & MONITORING

- **Responsible Entity:** Does site maintenance meet the requirements of the original maintenance agreement and deed restrictions?

Yes * No

If no, please explain why:

**Note to Applicant: Checking "Yes" confirms that the Town has identified a specific local funding source and an assigned department or individual responsible for ensuring the land continues to conserve natural floodplain functions in perpetuity*

SECTION VII: REQUIRED ATTACHMENTS

Project Site Map: Delineating the property boundaries, river corridor and the SFHA (1% annual chance floodplain).

Conceptual Design/Site Plan: Showing any proposed improvements (paths, plantings, etc.).

Site Photographs: Current views of the property.

Permits: If needed, please include any Town or State permits related to this project

Elevation Certificate: For structures only

SECTION VIII: AUTHORIZED SIGNATURE

I certify that the proposed re-use of this property is consistent with the recorded deed restrictions, the community's hazard mitigation plan, and all applicable local zoning and floodplain management ordinances. I understand that any substantive change to this plan requires prior written approval from the State Agency and the FEMA Regional Administrator.

Monitoring Certification: The town acknowledges the requirement to inspect the property and submit a report to the State/FEMA **every three years** certifying that the property remains consistent with open space restrictions.

Authorized Town Official (Name & Title): _____
Signature: _____ **Date:** _____

DRAFT

PURCHASING POLICY
Town of Londonderry, Vermont
Amended November 4, 2019

I. PURPOSE:

The purpose of this Purchasing Policy is to obtain the highest quality goods and services for the Town of Londonderry at the lowest reasonable price, to exercise financial control over the purchasing process, to clearly define authority for the purchasing function, to allow fair and equal opportunity among qualified suppliers, and to provide for increased public confidence in the procedures followed in public purchasing.

To the extent practical and cost effective, preference will be given to local vendors.

All purchases should, where possible, be made within the budget line item that would apply to that purchase.

II. PURCHASE AUTHORIZATION:

- A. **Purchases under \$1,000:** Any Town officer or employee may purchase items or materials provided that the purchase can be shown to be necessary and is in the best interest of the Town.
- B. **Purchases between \$1,000 and \$2,500:** Any Town officer or employee must contact the Selectboard and the Town Administrator prior to the purchase to inform of the need for the purchase.
- C. **Purchases between \$2,500 and \$7,500:** Any Town officer or employee must obtain prior approval of the Selectboard. Officers and employees must solicit quotes from at least three vendors unless the Selectboard has approved a sole source vendor. Vendors will be selected based on cost, the quality of the goods and services offered, and the ability, capacity, and skill of the vendor demonstrated (if applicable?) under prior contracts with the Town.
- D. **Purchases over \$7,500:** Any purchase of \$7,500 or more is subject to the Bid Process below.

III. ONGOING AND RECURRING PURCHASES:

Certain purchases occur on a continuous and ongoing basis. An example is gravel and other road materials. For these types of purchases, the Town official or employee responsible for the purchases should maintain a current comparison price list from available vendors/suppliers. The price list will be used to make purchase decisions based on price, quality, availability, and other pertinent factors. The price list should be updated regularly. Authority to purchase is subject to the amount of the purchase as listed under Purchase Authorization listed above.

IV. BID PROCESS:

All purchases of \$7,500 or more shall be subject to a bid process, except for the ongoing and recurring purchases discussed above, and emergency purchases specified under Exceptions, below.

The bid process shall be initiated by the issuance of a Request for Bids prepared by the Selectboard, Town administrator or department heads. Notice of the Request for Bids shall be made by letters or emails to known providers soliciting bid responses, advertisements posted in three public locations within the town, on the Town website, and advertisements placed in a newspaper of general circulation in the region.

Bid Specifications: The Request for Bids shall include the following specifications:

1. Bid name.
2. Bid submission deadline.
3. Date, location, and time of bid opening.
4. Specifications for the project or services including quantity, design, and performance features.
5. Bond and/or insurance requirements.
6. Any special requirements unique to the purchase.
7. Delivery or completion date.

Once a request for bids has been issued, the bid specifications will be available for inspection at the Town office.

Bid Submission:

All bids must be submitted in sealed envelopes, addressed to the Town in care of the Selectboard, and plainly marked with the name of the bid and the time of the bid opening. Bid proposals will be date stamped on the outside of the envelope immediately upon receipt. Any bid may be withdrawn in writing prior to the scheduled time for the opening of bids. Any bids received after the time and date specified shall not be considered and shall be returned to the bidder unopened.

Bidders shall bid to specifications and any exceptions must be noted. A bidder submitting a bid thereby certifies that the bid is made in good faith without fraud, collusion, or connection of any kind with any other bidder for the same work, and that the bidder is competing solely on his/her behalf without connection with or obligation to any undisclosed person or firm.

Bid Opening:

Every bid received prior to the bid submission deadline will be publicly opened and read aloud by the Selectboard. The bid opening will include the name of bidder; for lump sum contracts, the lump sum base bid and the bid for each alternate; for unit price contracts, the unit price for each item and the total, if stated; and the nature and the amount of security furnished with the bid if required.

Criteria for Bid Selection:

In evaluating bids, the Selectboard will consider the following:

1. Price.
2. Bidder's ability to perform within the specified time limits.
3. Bidder's experience and reputation, including past performance for the Town.
4. Quality of the materials and services specified in the bid.

5. Bidder's ability to meet other terms and conditions, including insurance and bond requirements.
6. Bidder's financial responsibility.
7. Bidder's availability to provide future service, maintenance, and support.
8. Nature and size of bidder.
9. Any other factors that the Selectboard determines are relevant and appropriate in connection with a given project or service.

The Selectboard reserves the right at its sole discretion to reject any and all bids, wholly or in part, to waive any informalities or any irregularities therein, to accept any bid even though it may not be the lowest bid, to call for rebids, to negotiate with any bidder, and to make an award which in its sole and absolute judgment will best serve the Town's interest. The Selectboard reserves the right to investigate the financial responsibility of any bidder to determine his or her ability to assure service throughout the term of the contract. The board also reserves the right to consult with outside sources to determine the ability of a bidder to perform the requirements of the proposal.

Change orders:

If specification changes are made prior to the close of the bid process, the Request For Bids will be amended and notice shall be sent to any bidder who already submitted a bid and a new bid process will be initiated. Once a bid has been accepted, if changes to the specifications become necessary, the Selectboard will prepare a change order specifying the scope of the change. Once approved, the contractor and an authorized agent of the Town must sign the change order.

V. EXCEPTIONS TO THE BID PROCESS REQUIREMENTS:

1. **Sole Source Purchases:** If the Selectboard determines that there is only one possible source for a proposed purchase, it may waive the bid process and authorize the purchase from the sole source.
2. **Emergency Purchases:** The Selectboard may award contracts and make purchases for the purpose of meeting an emergency without complying with the bid process. Emergency expenditures may include immediate repair or maintenance of Town property, vehicles, or equipment if the delay in such repair or maintenance would endanger persons or property or result in substantial impairment of the delivery of important Town services. In situations where the Town's Emergency Operations Center has been activated due to a significant public emergency, and there is an immediate need for a purchase in direct support of emergency response activities, such purchase can be authorized by any one Selectboard member (or the Town Administrator in the absence of a Selectboard member) upon request of the Emergency Management Director or Acting Emergency Management Director.
3. **Professional Services:** The bid process requirements do not apply to the selection of providers for services that are characterized by a high degree of professional judgment and discretion including legal, financial, auditing, engineering, risk management, and insurance services.

VI. DISPOSAL OF EQUIPMENT:

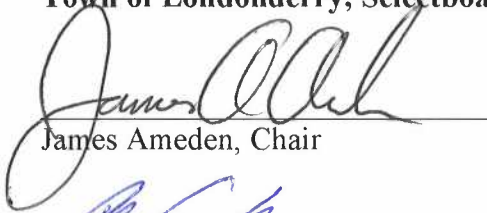
When disposing of replacement equipment that it is no longer needed by the Town, the item shall be placed for bid on the Town website for three weeks, notice sent on the Town email distribution list and posted in 3 conspicuous places in town. Bids can be dropped off, mailed or sent by email to the Town Clerk and should include name, contact information and the amount of the bid. Bid amounts will be disclosed and more than one bid can be submitted. The bids will be reviewed by the Selectboard, and awarded to the highest bidder. The Selectboard reserves the right to reject all bids.

In the event that an item receives no or insufficient bids, the Selectboard has the option to donate the item to a charitable organization or to otherwise dispose of the item(s) as appropriate.

When replacing capital equipment, value of the equipment shall be determined by the best method(s). Such equipment may be offered for sealed bid with stated minimum bid or traded-in whichever will net the greatest value to the Town. Notice will be given as above and also printed in the newspaper of record.

The foregoing Policy is hereby adopted by the Selectboard of the Town of Londonderry, Vermont, this 4th day of November 2019 and is effective as of this date until amended or repealed.

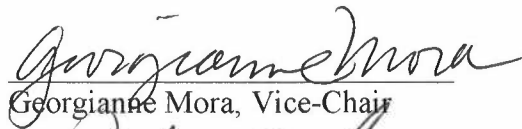
Town of Londonderry, Selectboard



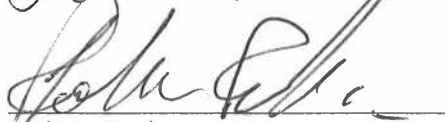
James Ameden, Chair



Thomas Cavanagh



Georgianne Mora, Vice-Chair



Robert Forbes

Taylor Prouty

* * *

**A RESOLUTION TO INCREASE THE
AMOUNT OF AUTHORIZED INDEBTEDNESS**

WHEREAS, at the March 5, 2024 special meeting of the Town of Londonderry there was approved a proposition authorizing the construction of a community wastewater system in the village area and the issuance of \$515,700 of general obligation bonds or notes to finance the cost thereof; and

WHEREAS, the Selectboard of the Town of Londonderry are proceeding with diligence to construct such authorized improvements; and

WHEREAS, it has been found and determined that additional funds are needed in order to pay unanticipated project costs.

NOW, THEREFORE, BE IT RESOLVED THAT:

- (1) The Selectboard, acting pursuant to 24 VSA 4755(a)(4)(B), hereby increases the amount of such authorized indebtedness by \$75,000; and
- (2) This Resolution shall take effect immediately.

Duly adopted at a regular meeting of the Selectboard of the Town of Londonderry held on April 20, 2026.

Selectboard Chair

ATTEST:

Town Clerk

**RESOLUTION TO AUTHORIZE FORGIVABLE INDEBTEDNESS PURSUANT TO 24
V.S.A. § 4755(a)(4)(D)**

WHEREAS, at the March 5, 2024, special meeting of Town of Londonderry there was approved a proposition authorizing the construction of certain public water system, and the issuance of \$515,700 of general obligation bonds or notes to finance the cost thereof; and

WHEREAS, said improvements authorized in 2025 (the “Improvements”) involve clean water and public water supply system projects that are eligible for forgivable loans pursuant to 24 VSA 4755(a); and

WHEREAS, the State of Vermont has agreed to forgive \$515,700 of the indebtedness issued pursuant to Chapter 120 of Title 24; and

WHEREAS, the Town of Londonderry is proceeding with diligence to construct such authorized Improvements; and

WHEREAS, it has been found and determined that additional funds are needed in order to pay the costs of the Improvements.

NOW, THEREFORE, BE IT RESOLVED THAT:

- (1) The Selectboard, acting pursuant to 24 VSA 4755(a)(4)(D), hereby authorizes up to \$515,700 in additional indebtedness to be fully forgiven upon the completion of the Improvements; and
- (2) This Resolution shall take effect immediately.

Duly adopted at a meeting of the Selectboard of the Town of Londonderry held on April 20, 2026.

Selectboard Chair

ATTEST:

Town Clerk



15809
Pd 10.00

Vermont Agency of Transportation
Department of Motor Vehicles
Uniform Municipal Excess Weight Permit

Fee: \$10.00
Received: _____
Check No: _____
Cert of Insurance: _____
Yes () No ()

Town of Londonderry
(Municipality)

Fleet

Single Vehicle

Approval is hereby given for the granting of a permit under the provisions of VSA Title 23, Sec. 1400a, and any amendments thereto, covering the operations of motor vehicles over local highways and bridges with gross loads as follows:

Registrant: New England Quality Service, Inc.

Address: 49 Wales St., 3rd Fl., Suite 1, Rutland, VT 05701

Contact: Amanda Nadeau Phone: (802) 388-9866 Email: ANadeau@earthwasteandmetal.com

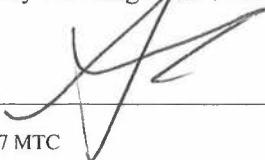
VEHICLE TYPE	# OF AXLES	PRODUCTS CARRIED	REGISTERED WEIGHT	YEAR	MAKE	PLATE #	POWER UNIT SN/VIN #	NEQS UNIT #	MAX WEIGHT APPROVED
TRACTOR	3/W/TRK 5 W/TRL	Scrap Metal, C&D, tires & MSW	80,000	2013	KENWORTH T800B	89D06	1XKDD40X4DJ368714	EW17	
TRACTOR	3/W/TRK 5 W/TRL	Scrap Metal, C&D, tires & MSW	80,000	2025	WESTERN STAR 49X	36E33	5KJJBWD16SLWA3748	EW20	
ROLL OFF	3/W/TRK 5 W/TRL	Scrap Metal, C&D, tires & MSW	80,000	2026	WESTERN STAR 49X	40E45	5KKMBWD13TPWN1599	K120	
ROLL OFF	3/W/TRK 5 W/TRL	Scrap Metal, C&D, tires & MSW	80,000	2013	KENWORTH T800B	63D58	1NKDL40X0DJ369405	K118	
ROLL OFF	3/W/TRK 5 W/TRL	Scrap Metal, C&D, tires & MSW	80,000	2009	KENWORTH T800B	37D75	1NKDL40X6AJ261656	K113	

Approved for the following highways (list may be attached): See also All Town Highways

The following restrictions apply (list may be attached): See attached

This approval shall be effective for no more than a one-year period ending March 31, 2027. If a fleet permit, this approval covers all vehicles bearing the registrant's name. If the permit is to cover unmarked company trucks, please attach a list to this form giving the year, make, VIN number, maximum weight and registration number.

The holder of a permit shall be liable for any damage to highways or bridges per VSA Title 23, Sec. 1400a © and is required to furnish the municipality a valid Certificate of Insurance in the following amounts: a minimum of \$100,000/\$300,000 Personal Injury Liability Coverage and \$100,000 Property Damage Coverage.

Approved: 

Title: Town Administrator Date: 4/3/26

192153
rd 10.00

Town of Londonderry
(Municipality)

Uniform Municipal Excess Weight Permit

Fleet

Single Vehicle

Approval is hereby given for the granting of a permit under the provisions of VSA Title 23, Sec. 1400a, and any amendments thereto, covering the operations of motor vehicles over local highways and bridges with gross loads as follows:

Owner: Casella Construction, Inc.

Address: 1385 US-7, Pittsford, VT 05763

Contact: Mackenzie Mahoney Phone: 802-345-7630

Type of Vehicles	# of Axles	Product Carried	Max. Weight Requested	Max Weight Approved
<u>See Attached</u>	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Approved for the following highways (list may be attached): All Town Highways

The following restrictions apply (list may be attached): See attached

This approval shall be effective for no more than a one-year period ending March 31, 201 _____. If this a fleet permit, this approval covers all vehicles bearing the company name. If the permit is to cover unmarked company trucks, please attach a list to this form giving the year, make, VIN number, maximum weight and registration number.

The holder of a permit shall be liable for any damage to highways or bridges per VSA Title 23, Sec. 1400a © and is **required to furnish the municipality a valid Certificate of Insurance** in the following amounts: a minimum of \$100,000/\$300,000 Personal Injury Liability Coverage and \$100,000 Property Damage Coverage.

Approved: [Signature] Title: Town Administrator Date: 4/13/20

Town of Londonderry - General Fund Budget Summary		
	FY26 APPROVED	FY26 ACTUAL
Budgeted Cash Receipts		
Taxes	224,341	2,779,400
Licenses & Fees	94,675	63,325
Transfer Station/Recycling	507,498	407,996
Other Revenues	240,010	279,044
Grants & Reimbursements		954,735
Total Budgeted Cash Receipts	1,066,524	4,484,500
Budgeted Cash Disbursements		
Admin Salaries	386,224	274,070
Admin Benefits	149,614	127,860
Admin Office Expenses	94,500	63,303
Admin Other Expenses	159,863	122,905
Planning Commission	13,800	139,684
Development Review Board	41,044	24,085
Electricity	19,400	19,976
Town Buildings	50,900	108,077
Transfer Station	442,942	282,744
Recycling	223,004	144,326
Hazardous Waste	58,018	33,175
Septage	8,000	7,251
Town Parks	160,917	80,463
Insurance	36,200	36,611
Debt Service	178,365	129,548
Dispatching	42,000	-
Conservation Commission	8,496	3,300
Summer Roads	531,610	717,516
Winter Roads	534,177	395,075
Energy Coordinator	-	-
Emergency Management	1,000	-
Beautification Committee	4,000	2,767
Housing Commission	6,250	102
Total Budgeted Cash Disbursements	3,150,324	2,712,838
Excess/(Deficiency) of Cash Receipts over Cash Disbursements/ (TAXES NEEDED TO BE RAISED BEFORE APPROPRIATIONS	(2,083,800)	1,771,662
Appropriations Voted Separately		
Appropriations		136,472
Highway Equipment Fund		
Williams Dam Engineering		
Infrastructure Fund		
Phoenix Fire Truck Appropriation (Surplus) From FY 22		
Highway Improvement Fund		
Mountain Towns Rec Postion		
Economic Reserve Fund		
Emerald Ash Borer Removal Reserve Fund		
Total Appropriations Voted Separately		136,472
Total Cash Disbursements	3,150,323.86	2,849,310.32
Excess/(Deficiency) of Cash Receipts over Cash Disbursements/ (TAXES NEEDED TO BE RAISED WITH APPROPRIATIONS	(2,083,800)	1,635,190

TOWN OF LONDONDERRY
BALANCE SHEET
YEAR ENDED 06/30/2026

ASSET		3/31/2026
TD BANK ACCOUNT		1,956,111.02
TD BANK RESERVE FUNDS		337,384.77
Due From Other Funds		227,603.80
Credit Card Payments/Cash on Hand		5,627.40
Health Reimbursement Account Balance		4,875.00
Accounts Receivable		120,617.20
Total Asset		2,652,219.19
LIABILITY		
Prepaid Taxes		19,307.73
Sales & Use Tax Payable		3.85
Credit Card Fees Payable		(4,151.68)
Accounts Payable		-
Tax Credits Prior Year		13,933.11
Marriage License Payable		600.00
Dog Licenses Payable		1,225.00
Due to FBAA/Park Fund (Bottles)		604.00
DUE TO EDUCATION		649,433.19
Total Liability		680,955.20
Last year Fund Balance		336,073.82
Current year Fund Balance		1,635,190.17
Total Liability and Fund Balance		2,652,219.19

Other Funds Included in TD Bank Balance Above

Highway Equipment Fund (TD Bank)	279,375.99
Highway Infrastructure Fund (TD Bank)	(472,969.59)
Reappraisal Fund (TD Bank)	139,147.51
Restoration Fund Balance (TD Bank)	15,325.44
Economic Reserve Fund	15,000.00
Town Buildings Reserve Fund (TD Bank)	(544,986.81)
Emerald Ash Borer Fund	15,000.00
Steve Prouty Tree Memorial	450.00
Subtotal Included in TD Bank Balance Above	(553,657.46)

**Other Funds Held in TD BANK RESERVE FUNDS
ABOVE**

Riverside Park Fund(TD Bank Escrow Account)	82,569.91
Pingree Park Fund (TD Bank Escrow Account)	9,249.53
Cemetery Funds (TD Bank Escrow Account)	211,258.60
ARPA Funds	43.63
Mountain Towns Recreation Account	7,919.49
Memorial Park Funds (TD Bank Escrow Account)	15,453.64
Subtotal TD RESERVE FUNDS	326,494.80

Other Funds

Timber Sale Fund (M&T BANK)	22,227.02
Mad King Quarry Escrow Account (M&T BANK)	11,136.17
Trustees of Public Funds (Town Funds & Cemetery)	8,264,647.39
Trustees of Public Funds (Cemetery)	2,610,294.46

Restricted Conservation Funds in HFCUVT

Conservation Comm Primary Share 01	5,421.16
Conservation Comm MM Share 30	5,090.40
Conservation Comm CD Share 50	3,171.67
Conservation Comm CD Share 51	7,102.82
Subtotal Conservation Commission Accounts	20,786.05
Total All Other Funds	10,701,928.43

TOWN OF LONDONDERRY STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

Account Name	FY26 PROPOSED	FY26 ACTUAL
Cash Receipts		
Taxes:		
Property Taxes Raised (Current & Delinquent)	-	2,598,187.66
Local Options Tax Revenue	50,000	30,319.53
Interest on Delinquent Taxes	55,000	21,096.96
Penalties on Delinquent Taxes	30,000	33,767.18
Education Billing Fee Retained	15,000	-
Current Use/Vermont Land Use Program	72,000	93,688.00
CT River Tax Losses	2,341	2,341.00
Total Taxes:	224,341	2,779,400.33
Licenses & Fees:		
Recording Fees	22,000	16,414.00
Dog Licenses	2,200	1,402.00
Marriage Licenses	200	150.00
Liquor Licenses/Cannabis Licenses	1,300	625.00
Vendor Licenses	25	70.00
Zoning Permits & Applications	7,000	4,235.00
Truck Permits	250	140.00
Clerk Fees	6,500	2,845.37
Short Term Rental Fees	55,000	37,350.00
Other Fees	200	94.00
Total Licenses & Fees:	94,675	63,325.37
Transfer Station/Recycling:		
Town of Landgrove	34,202	26,142.55
Town of Peru	84,185	63,507.78
Town of Weston	85,610	66,624.08
Town of Windham	50,902	51,738.53
Hazardous Waste	500	423.12
Sale of Recyclables	3,000	6,615.39
Transfer Station Fees Punch Card Program	230,000	182,940.50
Compost Buckets	100	23.65
Annual Stickers	9,000	9,980.00
Transfer Station Grants	10,000	-
Total Transfer Station/Recycling:	507,498	407,995.60
Other Revenues:		
Investment Income	5,000	44,365.30
Grant Income	-	-
Highway State Aid	124,000	110,638.82
Bottle Income	-	591.36
Highway Grant	-	28,471.34
Equalization Study Grant Income	1,577	-
Payment in Lieu of Taxes (PILOT)	17,000	20,494.74
Judicial Fines and Fees	6,000	1,796.10
Collins Fund	4,000	5,163.27
South Londonderry Street Lights	7,200	7,703.52
Londonderry Street Lights	6,000	6,027.16
Lease Land	83	107.57
Structures Grant Income	-	-
Solar Array Income	6,300	4,681.80
Miscellaneous State Grant Income	20,000	-
Miscellaneous Income	2,000	3,195.71
Records Digitization	2,000	-
Weston Mountain Towns Rec Director Share	9,542	10,334.00
Winhall Mountain Towns Rec Director Share	18,403	19,930.00
Peru Mountain Towns Rec Director Share	8,179	12,590.00
Landgrove Mountain Towns Rec Director Share	2,726	2,953.00
Total Other Revenues:	240,010	279,043.69
Grants & Reimbursements		
South Village Waste Water Grant		890,014.49
North Village Waste Water		101,967.87
FEMA JULY 23 STORM REIMBURSEMENT		(37,246.87)
Total Grants & Reimbursements		954,735.49
Total Cash Receipts	1,066,524	4,484,500.48

TOWN OF LONDONDERRY STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

Account Name	FY26 PROPOSED	FY26 ACTUAL
Cash Disbursements		
Salaries:		
Town Administrator	72,900	47,500.00
Admin Mitigation Project Coordinator	-	370.00
Town Clerk	61,500	43,277.63
Assistant Town Clerk	25,000	11,462.27
Town Treasurer	62,400	43,911.09
Listers	10,000	4,788.00
Town Assessor	71,000	54,492.00
Delinquent Tax Collector	15,000	20,615.07
Selectboard Stipends	6,300	6,300.00
Ballot Clerks	1,500	-
Animal Control Officer	6,000	3,543.70
Recording Secretary for Boards	6,500	1,443.75
Records Digitization (Reimbursable from Restoration)	2,000	836.25
Short Term Rental Coordinator	46,124	35,530.00
Total Salaries:	386,224	274,069.76
Benefits Administration - FICA/MEDI		
Town Administrator	5,577	3,633.75
Admin Mitigation Project Coordinator	-	28.31
Town Clerk	4,705	3,310.75
Assistant Town Clerk	1,913	876.89
Town Treasurer	4,774	3,359.20
Listers	765	366.29
Town Assessor	5,432	4,168.79
Delinquent Tax Collector	1,148	1,577.05
Selectboard Stipends	482	481.95
Ballot Clerks	115	-
Recording Secretary for Boards	497	104.76
Records Digitization (Reimbursable from Restoration)	153	69.70
Short Term Rental Coordinator	3,528	2,718.14
Total Benefits Administration - FICA/MEDI	29,087	20,695.58
Benefits Administration - VT Municipal Retirement		
Town Administrator	7,290	2,731.25
Town Clerk	3,536	2,488.45
Town Treasurer	4,451	3,920.38
Total Benefits Administration - Retirement	15,277	9,140.08
Benefits - Health Insurance		
Administration Health Insurance	80,000	78,913.27
Health Insurance Stipend	2,500	-
Administration HRA	9,000	10,121.69
Total Benefits - Health	91,500	89,034.96
Benefits - Workers Comp/Life & Disability Insurance		
Administration Workers Comp	1,500	2,255.12
Administration Life & Disability Insurance & Child Car	2,800	2,755.39
Total Benefits - Workers Comp	4,300	5,010.51
Travel and Training & Cell Phone		
Town Administrator	3,000	1,311.35
Town Clerk	750	214.50
Assistant Town Clerk	350	339.50
Town Treasurer	1,000	416.50
Listers/Town Assessor	3,100	1,172.00
Selectboard	150	75.00
STR Coordinator	1,100	450.00
Total Travel and Training	9,450	3,978.85
Office Expenses		
Professional Auditors	15,000	14,830.00
Election Expense	1,000	1,312.31
Legal Expenses	10,000	5,170.50
Advertising	2,500	1,812.50
Office Supplies	5,000	3,166.81
Town Report Printing & Postage	6,000	4,097.21
Postage and Mailing	6,000	3,702.38
Recording Supplies	1,800	-
Town Mapping	3,200	3,200.00
GIS Mapping Online	1,500	500.00
Total Office Expenses	52,000	37,791.71

TOWN OF LONDONDERRY STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

Account Name	FY26 PROPOSED	FY26 ACTUAL
Computer/Copier		
Website	8,000	-
Copier	4,500	2,781.07
Software and Support	25,000	19,981.44
Computer Equipment	5,000	2,748.80
Total Computer/Copier	42,500	25,511.31
Other Administrative Expenses		
IDS Dog Tags	175	189.34
Windham County Tax	52,000	45,521.00
VLCT Dues	3,800	3,822.00
WRC Dues	5,118	5,334.67
Credit Card Expenses	500	265.28
Legal Service - Tax Sale	400	-
Listers Expenses	370	1,911.47
Misc. Administrative/Selectboard Misc.	7,500	7,527.50
Windham County Sheriff/Policing	70,000	58,333.30
Salary Adjustment	20,000	-
Total Other Administrative Expenses	159,863	122,904.56
Planning Commission		
Planning Commissioners Stipends	3,000	1,800.00
Planning Commission Training & Education	1,600	-
Water Supply and Wastewater Planning	100	137,482.75
Village Center Designation	-	-
Town Land Utilization Project	-	-
Town Buildings Planning	1,000	-
Communications	3,600	246.50
Printing	500	10.00
Municipal Planning Grant Expense	3,000	-
Zoning Bylaw Implementation	1,000	145.00
Total Planning Commission	13,800	139,684.25
Housing Committee		
Software/Printing and Mailing	5,750	101.54
Training and Education	500	-
Total Housing Committee	6,250	101.54
Development Review Board		
DRB Stipends	4,200	-
Zoning Administrator Salary	31,200	19,560.00
Zoning Administrator FICA/MEDI	2,387	1,496.35
Zoning Administrator - Child Care Tax	137	-
Zoning Administrator Workers Comp	120	-
Hearing Notices/Advertising	1,000	275.50
Printing	100	16.00
Travel & Training	400	-
GIS Maps/Misc.	1,500	2,737.50
Total Development Review Board	41,044	24,085.35

TOWN OF LONDONDERRY STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

Account Name	FY26 PROPOSED	FY26 ACTUAL
Electricity		
Street Lights - S. Londonderry	7,300	5,937.83
Street Lights - Londonderry	5,500	4,660.22
Town Office	3,000	5,328.95
Town Garage	2,300	2,044.21
Town Hall	900	1,538.85
Salt/Sand Shed - Prouty Property	400	466.39
Total Electricity	19,400	19,976.45
Town Office		
Repairs and Maintenance	10,000	17,194.03
Cleaning	10,400	9,600.00
Town Office Supplies	2,500	10,036.86
Fuel	3,000	287.63
Locks and Security	2,000	1,457.10
Internet	3,600	4,002.21
Telephone System	3,600	2,413.27
Total Town Office	35,100	44,991.10
Town Garages		
Repairs and Maintenance	3,000	30,219.20
Telephone & Internet	900	1,071.27
Fuel	4,500	3,017.22
Old Garage Upgrades	1,000	10,117.76
Total Town Garages	9,400	44,425.45
Town Hall		
Repairs and Maintenance	2,000	14,491.17
Telephone	2,400	2,255.62
Fuel	2,000	1,913.67
Total Town Hall	6,400	18,660.46

TOWN OF LONDONDERRY STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

Account Name	FY26 PROPOSED	FY26 ACTUAL
Transfer Station		
Wages	55,000	41,567.00
FICA/MEDI	4,208	3,459.41
Vt Municipal Retirement	2,900	1,944.65
Health Insurance	15,600	12,324.47
HRA	2,500	1,122.11
Workers Comp Insurance & Life and Disability	5,000	-
Child Care Tax	242	-
Transfer Station Administration	5,383	3,653.70
Uniforms	250	-
Repairs and Maintenance	7,000	1,342.39
Electric Upgrade/Equipment	35,000	224.54
Portable Toilets	1,800	2,280.00
Telephone	800	892.18
Electricity	3,000	2,282.34
Fuel	3,500	-
Supplies and Misc.	3,500	1,705.82
Yard Maintenance	9,500	7,840.00
Backhoe Purchase Payment	34,159	34,158.85
Advertising	750	250.00
Contracted Hauling Fees	250,000	164,916.82
Backhoe Repairs/Purchase	2,000	2,779.66
Vehicle Insurance	850	-
Total Transfer Station	442,942	282,743.94
Recycling		
Wages	60,000	44,522.00
FICA/MEDI	4,590	3,328.67
Vt Municipal Retirement	2,900	2,284.11
Health Insurance	6,000	3,619.87
HRA	2,500	261.74
Workers Comp Insurance & Life and Disability	4,500	-
Uniforms	250	191.65
Child Care Tax	264	-
Supplies and Misc.	1,000	1,239.92
Buckets	-	-
Organics	20,000	15,173.26
Recycle Hauling	120,000	72,853.15
Advertising	500	290.00
Educational Publications	500	561.87
Total Recycling	223,004	144,326.24
Hazardous Waste		
Wages	16,000	11,253.00
FICA/MEDI	1,224	860.83
Child Care Tax	70	-
Workers Comp Insurance	1,224	-
Travel & Training	2,000	-
Advertising	1,400	-
Supplies	200	1,510.18
Contractor	35,000	19,218.16
Membership Dues	850	-
Misc.	50	332.91
Total Hazardous Waste	58,018	33,175.08
Septage Spreading		
Groundwater Testing Services	8,000	7,250.66
Total Septage Spreading	8,000	7,250.66

TOWN OF LONDONDERRY STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

Account Name	FY26 PROPOSED	FY26 ACTUAL
Town Parks		
Grounds Maint Employee	27,300	8,442.78
FICA/MEDI	2,088	391.62
Mountain Towns Rec Director	59,000	43,038.45
FICA/MEDI	4,514	2,668.34
Health Insurance	14,000	12,324.47
VMERS	3,393	3,098.69
Health Reimbursement Account	2,500	1,172.86
Mileage, Cellphone & Memberships	3,000	1,605.15
Workers Comp/Life & Disability Insurance	3,323	-
Operating Supplies	13,000	2,711.22
Outside Services Lawn Maintenance & Plowing	6,500	977.40
Electricity	2,300	1,776.20
Infrastructure Maintenance	15,000	1,715.50
Tennis Court Maintenance	-	-
Portable Toilets	5,000	540.00
Total Town Parks	160,917	80,462.68
Insurance		
Liability	11,000	22,180.02
Property	15,000	-
Bond	3,000	-
Workers Comp	1,000	13,875.49
Unemployment	1,200	555.00
Employment Practices Liability	5,000	-
Total Insurance	36,200	36,610.51
Debt Service		
Fire Truck Installment Phoenix	50,000	-
John Deere Tractor Installment (ends fy 2026)	30,031	30,030.57
2020 International Installment (ends fy 2024)	-	-
2025 International Installment (ends fy 2030)	33,683	33,682.93
Bond Interest Payment - Town Office	52,832	54,015.00
Interest on John Deere Tractor	1,501	1,501.23
Interest on 2020 International	-	-
Interest on 2025 International	10,318	10,318.46
Total Debt Service	178,365	129,548.19
Total Dispatching	42,000	-
Conservation Commission		
Salaries	1,200	-
FICA/MEDI	92	-
Workers Comp	4	-
Field Naturalist Program	3,250	3,250.00
Association of Vermont Conservation	50	50.00
Water Testing	500	-
Public Meeting Costs	3,000	-
Mail Campaign	-	-
Conservation Projects	400	-
Total Conservation Commission	8,496	3,300.00

TOWN OF LONDONDERRY STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

Account Name	FY26 PROPOSED	FY26 ACTUAL
Summer Roads		
Wages	150,000	85,488.02
FICA/MEDI	11,475	6,539.84
Vt Municipal Retirement	8,625	5,426.01
Health Insurance	52,000	40,187.35
HRA	7,300	3,992.28
Child Care Tax	660	-
Workers Comp Insurance & Life and Disability	7,100	-
Uniforms	4,000	4,152.75
Travel & Meetings/Education	3,300	2,900.00
Total Summer Roads	244,460	148,686.25
Summer Highway Equipment Maint		
Tires	8,000	9,034.77
Highway Equipment Maint.	50,000	21,889.06
Vehicle Insurance	6,150	-
Total Summer Highway Equipment Maint	64,150	30,923.83
Summer Highway Construction		
Signs/Cones	5,000	1,141.22
Tree Removal	7,500	7,213.67
Bridge/Guardrails	7,500	7,264.93
Paving	-	7,200.00
Operating Supplies	7,500	37,131.82
Fuel	30,000	6,943.44
Gravel	100,000	20,226.59
Calcium Chloride	17,500	11,078.91
Equipment Purchase	10,000	1,788.00
Culverts	10,000	9,326.80
Better Roads Grant Expense	6,000	19,240.84
Highway Repairs (Storm Related)	4,000	354,652.18
Contracted Services	18,000	54,698.00
Total Summer Highway Construction	223,000	537,906.40
Winter Roads		
Wages	105,000	98,121.00
Overtime	22,000	21,992.38
FICA/MEDI	9,716	9,188.74
Vt Municipal Retirement	7,303	4,047.53
Health Insurance	37,000	32,755.16
HRA	5,100	4,891.36
Child Care Tax	559	-
Workers Comp Insurance & Life and Disability	5,100	-
Uniforms	4,000	366.24
Travel & Meetings/Education	-	-
Total Winter Roads	195,777	171,362.41
Winter Highway Equipment Maint		
Tires	7,000	3,433.67
Highway Equipment Maint.	40,000	45,441.81
Tire Chains/Cutting Edges	12,000	2,402.17
Vehicle Insurance	4,400	-
Total Winter Highway Equipment Maint	63,400	51,277.65
Winter Highway Construction		
Operating Supplies	5,000	16,360.68
Fuel	25,000	21,187.68
Gravel	-	13,531.00
Salt	150,000	44,855.71
Winter Sand	95,000	76,500.00
Total Winter Highway Construction	275,000	172,435.07

TOWN OF LONDONDERRY STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

Account Name	FY26 PROPOSED	FY26 ACTUAL
Emergency Management		
Emergency Management	1,000	-
Total Emergency Management	1,000	-
Total Beautification Committee	4,000	2,767.49
Total Budgeted Expenses	3,150,324	2,712,838.32
Excess/(Deficiency) of Cash Receipts over Cash	(2,083,800)	1,771,662.16
Appropriations		
American Red Cross	-	-
Champion Fire Company #5	40,000	40,000.00
Flood Brook Athletic Association	-	-
Friends of the West River Trail	1,000	1,000.00
Grace Cottage Foundation	1,000	1,000.00
Greater Northshire Access TV	2,000	2,000.00
Green Mountain RSVP	415	415.00
Green Up Vermont	100	100.00
Healthcare & Rehabilitation Services	1,513	1,513.00
Londonderry 4th of July	1,500	1,500.00
Londonderry Conservation Fund	500	500.00
Londonderry Historical Society	-	-
Londonderry Volunteer Rescue Squad	15,750	15,750.00
Mountain Valley Health Council	-	-
West River Montessori School	3,000	3,000.00
SVEDS	5,307	5,307.00
Senior Solutions	970	970.00
SEVCA	1,700	1,700.00
Londonderry Transport (Neighborhood Connections)	11,660	11,660.00
Phoenix Fire Company #6	20,000	20,000.00
Southeast VT Watershed Alliance	-	-
The Collaborative	1,000	1,000.00
Valley Cares	2,742	2,742.00
Visting Nurse Association	-	-
Vermont Rural Fire Protection	200	200.00
My Community Nurse	3,500	3,500.00
Windham County Historical Society	-	-
Windham County Humane Society	500	500.00
Windham County Youth Services	315	315.00
Womans Freedom Center	800	800.00
South Londonderry Library	15,000	15,000.00
Neighborhood Connections	6,000	6,000.00
Total Appropriations	136,472	136,472.00
Economic Improvement Reserve Fund	25,000	-
Surplus from FY 22 Applied		-
Emerald Ash Borer Removal Reserve Fund	3,000	-
Transfer to Highway Equipment Fund	100,000	-
Pingree Park Reserve Fund	20,000	-
Williams Dam Engineering	-	-
Transfer to Infrastructure Fund	100,000	-
Phoenix Fire Company #6 Fire Truck Downpayment		-
Transfer to Highway Improvement Fund	340,000	-
Total Cash Disbursements	3,874,796	2,849,310.32
Excess/(Deficiency) of Cash Receipts over Cash	\$ (2,808,272)	1,635,190.16
Taxes Needed to Balance with Appropriations	\$ (2,808,272)	1,635,190.16

CPF Update - South Londonderry Community Wastewater System – Segment 2

From Renner, Thomas <Thomas.Renner@mail.house.gov>

Date Fri 4/17/2026 2:16 PM

To Aileen Tulloch <townadmin@londonderryvt.gov>

Cc Nordhaus, Jessica <Jessica.Nordhaus@mail.house.gov>; Nichols, Morgan <Morgan.Nichols@mail.house.gov>

We wanted to reach out to congratulate you on your project being submitted to the Appropriations Committee.

You have invested significant time and effort into your application, and the Congresswoman was proud to submit it to her colleagues. As we receive updates from the Committee, we will be sure to share them with you. We will also reach out if the Committee requests any additional information—should that happen, a quick turnaround will be important.

Congratulations again. We, along with the Congresswoman, will work diligently to advocate for funding for your project.

All the best,
Jessica, Morgan, and Thomas

Thomas Renner (*he/him*)

Community Liaison and Constituent Services Representative | Rep. Becca Balint (VT-AL)

159 Bank Street, Burlington, VT

Office: (802) 652-2450



[Website](#) | [Twitter](#) | [Instagram](#) | [Facebook](#)

April 8, 2026

Bettina Town Of Londonderry & Labeau
100 Old School St
Londonderry, VT 05148

Account # 67669-00

Dear Bettina Town Of Londonderry & Labeau,

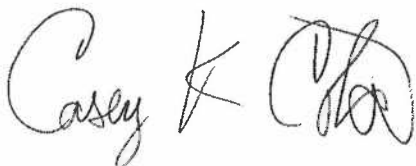
We made it! We persisted through another long cold New England winter. Thank you for trusting us to deliver you warmth regardless of what is happening in the world.

Due to the current world fuel market instability and global turbulence that is ongoing and unpredictable, we have decided to delay the start of our contract season by one month, as we did in 2022. Our hope is that this pause ensures more reasonable pricing for everyone.

This means that your regular 10-month contract will now start in July and will be an 11-month contract from July 1, 2026 – May 31, 2027. This adjustment is to help keep budget payments lower. If you had a prebuy or another contract type, you will receive your new contract in June instead of May.

You can expect your 2026-2027 contract to arrive in the mail in June. If you have any further questions, please contact us at (888) COTA-OIL (268-2645) or your local office number.

Warm Regards,



Casey Cota