

Short-Term Rental Working Group Meeting
DRAFT Minutes
Monday, April 6, 2026 – 4:30 PM
100 Old School St, South Londonderry, VT 05155

Members present: Tom Cavanagh, Trevor Powers, Brent Bammarito, Martha Dale, Andy Dahlstrom
Members missing: Maryann Morris, Patty Eisenhour
Others present: Pam Spaulding; [remote] Doria & Cameron Habib, Tyler Fisher, Jessica Citera, Steve K

1. Call Meeting to Order: Chair Cavanagh called meeting to order at 4:30 pm.

2. Additions or Deletions to the Agenda: none

3. Approve minutes from March 16, 2026 meeting: moved by Powers, seconded by Bammarito: unanimous vote to approve.

4. Consider areas of possible change to STR Ordinance:

The STR Working Group read through the two versions of the draft changes [see meeting packet for the STR Ordinance draft being considered]. There was general agreement with the changes. (Note: red ink in the draft = additional wording or word changes; in the draft with purple ink, purple = wording to be cut from the Ordinance.)

Eisenhour had sent a full set of notes and corrections, which Dahlstrom referred to and shared as the Group moved through the articles.

Discussion involved: a placard to show current license number and guest capacity; revised definition of a “Hosted” rental to allow owners to hire someone to live on-site as an operator for hosted STRs, which could increase compliance and provide long-term housing opportunities in town; the use of VT League of Cities and Towns definition of Dwelling Unit Capacity; the addition of an Appeals Board summarized in a new article in the Ordinance, with full details of that addition to be voted on by the Selectboard as a separate action (as the SB does with the fee schedule for STRs); adding a signed statement requirement from Designated Agents to acknowledge the responsibility and confirm info.

There was clarification of Morris’ question, via email, about Knox Box vs. Lock Box (see Articles 3 & 4 of Ordinance). Lock box is thought to be effective, while simpler and cheaper, and does not require a big investment in new technology for Fire and Rescue teams.

Spaulding asked about drinking water quality testing, which is not now a requirement for rental housing.

Dahlstrom handed around a sheet with town data—prepared by Town Treasurer Labeau—on Homestead filings in Londonderry since 2004 (see those figures later in the minutes).

Dahlstrom spoke about data from the STR monitoring program on the volume of rental activity over the Presidents’ Day 3-day weekend, and through the month of February (see summary later in these minutes). Powers reminded the Group about data from VT Housing Finance Agency—shared at an earlier meeting—about February being the peak of rental prices in Londonderry.

Members of the public meeting added perspectives on the 50-night cap policy, an amendment to the Ordinance in 2025. Three speakers argued that a fixed number of permits allowing year-round rentals would be more effective than the current night-based cap system.

5. Next regular meeting, to be determined after conference with Town Attorney on April 8.
Next meeting will be either April 20, or April 13 if an additional meeting for editing is needed.

[Following Town Attorney approval of updated changes to the STR Ordinance, April 20, 5pm
chosen as next meeting date and time.]

6. Adjourn: Powers moved to adjourn the meeting at 5:50pm, Bammarito seconded, and all voted
yea.

YEAR	HOMESTEAD	TOTAL PARCELS		
2004	518	1567	33%	
2005	525	1570	33%	
2006	521	1567	33%	
2007	533	1565	34%	
2008	538	1566	34%	
2009	534	1568	34%	
2010	530	1572	34%	
2011	542	1573	34%	
2012	548	1571	35%	
2013	517	1567	33%	
2014	522	1563	33%	
2015	516	1550	33%	
2016	510	1549	33%	
2017	507	1547	33%	
2018	516	1543	33%	
2019	521	1539	34%	
2020	509	1538	33%	
2021	499	1533	33%	
2022	492	1537	32%	
2023	491	1535	32%	
2024	517	1540	34%	
2025	527	1535	34%	

STR availability and occupancy in Londonderry, VT.

February, 2026

(excellent snow-year)

Over Presidents' Weekend (3 nights)

30 of 60 licensed units available through live advertising: 50% availability
[24 STRs blocked for this weekend]

22 took bookings, totaling 59 nights booked (of maximum possible 90 nights): 66% occupancy rate

Over whole month of February (28 nights)

44 of 60 licensed **units** available, through live advertising some portion of month: 73% availability, based on properties advertising

389 nights booked, from **877 nights advertised**: 44% occupancy.

17 of 44 properties (39%) that advertised in February saw 50% or greater **occupancy rate**.

[range in this category spans 4 nights booked on 6 nights advertising to 21 nights booked on 28 nights advertising]

approx. \$174k total revenue from all 44 rental units that advertised.

14 of 44 units saw 14 rental nights or more in February.

11 units exceeded \$6k gross revenue for the month.

Nightly average revenue*: \$447 (before expenses)

Average rental nights / unit*: 8