

Town of Londonderry, Vermont

Londonderry Housing Commission Special Meeting Minutes

May 21, 2026 – 5:00 - 6:30 PM

100 Old School Street, South Londonderry, VT 05155

In Attendance: Pamela Spaulding, Nancy Jensen, Patty Eisenhour, Maryann Morris, Mimi Lines

1. Call Meeting to Order - [Google Drive of Materials](#), [Londonderry Housing Commission Public Calendar](#)
2. Additions or Deletions to the Agenda [1 VSA 312(d)(3)(A)]
3. Old Business
 - a. LHC Project Tracker - Review ongoing projects

Worked on Project Tracker and updated work to date, including:

Committee Composition and Recruitment: The committee determined that their membership roster is currently full. However, they expressed continued interest in recruiting younger members and professionals with contracting backgrounds to join for potential future openings or to support specific ad hoc projects.

GIS Mapping and Regional Support: The LHC evaluated the town's current mapping resources and discussed the potential for the Windham Regional Commission to assist with GIS mapping and the enactment of Act 181. They identified a need to communicate their specific mapping requirements and interest in potential grant funding to the regional commission.

- b. Priority Strategies
 - i. Zoning Bylaws - Update

Bylaws were approved by the Planning Commission (PC) on April 27. On Selectboard Agenda to approve for June 1; possible hearing on Jul 27, 2026

The LHC noted the resignation of the chair, acknowledging the loss of a member, and confirmed that the commission is currently operating with one vacancy. Participants discussed the process for the PC presenting the updated bylaws to the select board, with the vice chair or other members prepared to lead the presentation.

Discussion on the potential and barriers to implementing sidewalks and crosswalks in the North Village on state roads.

Pam is signed up for the VLCT Spring Planning meeting on June 10. It will be shown in the town offices if anyone wants to join. Possibly Patty may join.

Vermont State Housing Authority Launches Move-In Vermont

On Tuesday, May 26, at 10 a.m., they will be holding a webinar to discuss the program and answer questions. [For more information and to register, visit this link.](#)

- ii. STR committee - Update

The committee discussed the creation of an appeal board for short-term rental (STR) administrator actions. They identified a need to collect data on the number of units converting from short-term to long-term rentals and planned to consult with the administrator regarding potential updates to the rental registry.

iii. Communications Plan:

Doings in Derry

Members explored the potential of creating a committee-specific logo to improve public recognition and branding, ensuring that their contributions are clearly identified as coming from the housing commission.

Patty shared some information on a Housing Resource Fair at the Moose Lodge in Bellows Falls on June 8 from 4 - 6 to the Doings in Derry

iv. Website

Pam, Patty, and Maryann have access to the website to post agendas and minutes.

v. Other News

Land Acquisition and Task Force Alignment: The committee discussed the select board's exploration of property acquisition, referencing Taylor Prouty's comments regarding the importance of planning for housing and water/wastewater infrastructure. The group identified a need to align their ongoing housing resiliency work with the select board's new acquisition task force to ensure that existing research is utilized and to avoid redundant efforts. The group concluded by expressing a desire to provide input on the composition of the town's property acquisition task force.

Data Collection and Permit Tracking: The group expressed a desire to track new permits and their specific details to measure housing work and effectiveness, noting that the current online listings are difficult to analyze. There was a discussion regarding the limitations of current data. The commission aims to identify a core set of metrics, such as short-term versus long-term rentals, housing builds, and demographic shifts, to help track progress.

Town Plan: Planning Commission is beginning to revamp the town plan, specifically focusing on data updates for housing and land use sections. LHC members noted that the front part of the town plan references housing and requires review, along with the economic development portion, to ensure that the language aligns with the data provided in the housing section.

c. Real Estate market update

Discussion on property adjacent to the Baptist Church and The Corner Store

There is an observed shift in the real estate market: 1970s vacation homes are now turning over more quickly than in the past, rather than being held for generations. The group discussed the challenges of current building costs, noting that construction prices remain high, making new development difficult.

4. New Business

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

The Planning Commission was congratulated on its progress regarding zoning. It was noted that the housing commission's ideas were considered, which validated the effort made and laid the foundation for future input and collaboration.

Adjourn - 6:30 pm