

Londonderry Land Acquisition Task Force – Meeting Minutes (Draft)

Date: August 19, 2026; **Location:** Zoom (Online); **Call to Order:** 4:10 PM; **Recorded by:** Jen Greenfield, Clerk

1. Attendance

Members Present:

- Taylor Prouty, Selectboard Representative
- Chad Stoddard, Planning Commission Representative
- Jen Greenfield, Town Citizen Representative
- Irwin Kuperberg, Conservation Commission Representative
- Nancy Jensen, Housing Representative

Others Present:

- Aileen Tulloch, Town Administrator

2. Additions/Deletions to the Agenda [1 V.S.A. 312(d)(3)(A)]:

n/a

3. Organizational Business

Officer Elections

The task force elected officers for its six-month term (Aug 2026–Feb 2027):

- **Chair:** Taylor Prouty
- **Vice Chair:** Chad Stoddard
- **Clerk:** Jen Greenfield (will use AI tools and Zoom transcription to assist with minute-taking)

Member Availability

Irwin Kuperberg announced extended winter travel and suggested the task force consider a temporary replacement or alternate to ensure continued Conservation Commission representation.

Open Meeting Law & Quorum

Aileen confirmed the task force is subject to Vermont's Open Meeting Law and requires a **quorum of three** members for any official action.

3. Meeting Format & Technology

The task force, which is subject to the Open Meeting Law and requires a quorum of three out of five members, decided to use the John Morse room at the Londonderry Town Office and its hybrid equipment for meetings. This allows for both in-person and remote participation. Several members expressed willingness to learn the technology, and Aileen Tulloch, Town Admin, confirmed they could provide instructions. Jen and Chad will coordinate with Eileen to learn the system.

Technical issues occurred at the start of the meeting due to multiple Zoom links; Aileen clarified the correct link and noted that future meetings may not rely exclusively on Zoom.

4. Meeting Schedule

The task force agreed to meet **twice monthly**, on the:

- **First Wednesday at 5:00 PM**
- **Third Wednesday at 5:00 PM**

The first meeting under this schedule will be on **September 2, 2026**, in the John Morse Room, with hybrid capability. This schedule will continue through February 2027 to align with Town Meeting preparation.

Aileen will set up recurring meetings and add all members.

5. Purpose & Goals of the Task Force

Charge & Rationale

Members discussed the need for a formal land acquisition strategy due to Londonderry's **limited inventory of usable land**, especially following the wastewater project's use of the Prouty property.

A previous non-binding Town Meeting vote indicated public support for the Selectboard to consider purchasing land.

Strategic Goal

The task force aims to:

- Identify current and future municipal land needs.
- Prepare for real estate opportunities that require quick action.
- Locate versatile parcels suitable for multiple potential future uses (e.g., housing, fire department, recreation, conservation).

Input from Commissions

Members representing Conservation and Housing will provide perspectives on land use priorities.

6. Land Identification & Acquisition Strategy

Initial Review

The group will begin by reviewing:

- The **tax list**
- A **map of town-owned properties**
- Conservation restrictions, deed gaps, flooding, and other limitations

This review will occur at the September 2 meeting.

Conservation Commission Role

Irwin described current management of town lands for conservation, recreation, and occasional logging revenue. The Commission is exploring recreational opportunities near Prouty that overlap with Parks Board interests.

Challenges Identified

Members noted several obstacles:

- The lack of wastewater infrastructure and flooding limit housing development.
- Much commercial land lies in the **flood zone**.
- Large tracts of developable land are owned by a few wealthy families, who purchased land specifically to prevent development and are reluctant to sell.

Proposed Strategies

The task force discussed:

- Long-term planning to identify properties **before** they come on the market.
- Initiating conversations with large landowners about selling small portions.
- Focusing on areas already experiencing development (Pingree Park, transfer station area).
- Considering reasons for acquisition (housing, municipal facilities, conservation, recreation).

7. Next Steps & Action Items

Administrative

- **Aileen:** Set up recurring meetings (1st & 3rd Wednesdays, 5 PM, John Morse Room).
- **Jen & Chad:** Schedule hybrid-equipment training with Aileen.
- **Jen:** Assist Taylor with posting agendas and minutes.
- **Taylor:** Draft and post the agenda for the September 2 meeting.

Task Force Work

- Review full list of town-owned properties at the next meeting.
- Begin identifying potential acquisition targets, including off-market properties.
- Clarify participation plan for Irwin's winter absence.

8. Adjournment

The meeting adjourned at approximately **5:00 PM**.