Town of Londonderry, Vermont

Londonderry Housing Commission
Meeting Minutes
Oct 8, 2026 5pm
100 Old School Street, South Londonderry, VT 05155

Members Present: Nancy Jensen, Pam Spaulding, Leanne Alexander, Patty Eisenhaur, Martha Dale, Bill Sinsagalli, Maryann Morris

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
        i. Employer Workforce Listening Sessions

One of the housing commission's strategies is to ***engage employers in creating solutions to housing challenges.*** The document provides a guideline for interviewers to engage employers to elicit feedback about the successes, challenges, and opportunities they see regarding employee housing. The process is not formal but an informal chat with employers.

LHC supports finalizing the document and inviting employers to participate in a listening session. Patty makes a motion, Martha seconds, all are in favor.

        ii. Strategic Planning Priorities

There was a discussion about updating the selectboard about our work. This can be done verbally with a handout; the town meeting letter can be a source for past accomplishments. The handout can include data points such as housing repair program figures from Bruce at the housing trust and any short-term rental impacts from Andy.

The group discussed potential revenue sources for housing, including statewide data collection timelines from the Department of State Taxes, noting that property use data categorizing homestead and non-homestead properties is projected to be compiled by 2027 to aid in taxation adjustments for investment and second homes. Also discussed were tax declarations and financial differences between homestead and non-homestead rates.

LHC reviewed the 7 to 10-year strategic plan established following the 2022 housing assessment, emphasizing the need to evaluate progress and determine current focus areas. The commission evaluated various strategies, noting that short-term rental ordinances were enacted, while dedicated local housing funds have not been fully established. Specific strategies like the lease-to-locals program may need to be broadened to fit community needs. Maryann will compile the notes and create a proposed new goals-and-strategies document for the group to review.

    b. Priority Strategies
        i. Planning Commission - Update

The Planning Commission currently operates with 3 members.

The timeline for the Town Plan is for it to be finalized by January/Feb. This means we should get our portion to the Planning Commission by December.

ii. STR committee - Update

It was reported that this group has held one grievance/appeal meeting

iii. Communications:

1. Website

Patty is working with Aileen on Zoom access. Aileen is discouraging outside websites for town offices. She is working on social media use protocols, including for Facebook and the Front Porch Forum. Aileen is supportive of the idea of branding and guidelines for all committees/commissions.

It was noted that the Doings in Derry newsletter is no longer being issued. The standing topic of this newsletter was removed from our agenda.

Pam will send info on Ruck Up to Patty for inclusion on our resources page of the website.

iv. Other News

c. Real Estate market update

4. New Business

a. Membership

The 2023 commission charge requires 7 members (5 general members, 1 voting Planning Commission member, 1 non-voting Select Board liaison). Following Mimi's resignation, the commission is considered down a member, although our membership numbers are complete with the move of Martha from Select Board representative to member. It is suggested that we look to recruit younger residents and renters for when we need another member of the commission.

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

An update was provided on the South Londonderry post office grant application submitted by the Community Fund for Londonderry. Notification on selection is expected mid-month. The historic preservation grant includes technical assistance.

It is now required to post meeting agendas at the library on an outside bulletin board that requires a key; it is kept with the other keys in the town office.

Tasks

#	Action Item	Responsible Party	Description / Detail
1	Email Documents	Maryann	Send conversation and goals documents to Bill via email.
2	Contact Bruce/WWHT	Patty	Ask Bruce for emergency home repair program data regarding local households and grants in the area.
3	Select Board Update	Patty	Reference the annual report letter to include a bulleted list of accomplishments and goals for the Select Board meeting.

#	Action Item	Responsible Party	Description / Detail
4	Gather Real Estate Data	Nancy	Identify significant real estate and short-term rental trends to potentially share with the Select Board.
5	Finalize Document	Maryann	Complete employer listening session document for the next board meeting.
6	Share Thoughts	Bill	Email feedback and reflections to Maryann Morris and Patty.
7	Edit Strategy Plan	Maryann	Prepare edits to long-term strategic plan documents for discussion at next meeting.
8	Provide Housing Terminology	Patty	Distribute document containing standard housing terminology for committee reference.
9	Send Ruck up Info	Pam	Email information regarding Ruck up project to Patty.

Respectfully Submitted: 10/15/2026