

Town of Londonderry, Vermont

Short-Term Rental Working Group Minutes (draft)

Monday, February 16, 2026 – 5 PM
100 Old School St, South Londonderry, VT 05155

Members present: [in town office] Trevor Powers and Andy Dahlstrom , [remote] Tom Cavanagh, Martha Dale, and Patty Eisenhour

Members absent: Maryann Morris, Brent Bammarito

Others in attendance: [remote] Doria Habib

1. Call Meeting to Order: 5:02pm
2. Additions or Deletions to the Agenda: none
3. Approve minutes from Feb 2, 2026 meeting: edited minutes accepted unanimously after motion by Patty and second by Martha.
4. Consider areas of possible change to STR Ordinance:
 - a. Andy shared information on the year of transfer (change of ownership) for the properties in the current STR stock in Londonderry. Also, the length of ownership for the rental properties that have required modifications to meet life-safety requirements for rentals. (See meeting packet for full data)
 - b. Andy presented a resource from the VLCT Short-Term Rental Summit: the top-20 towns in VT for STR-count (Londonderry ranks 8th) and the medium monthly rental revenue from February 2025 and September 2025. Data shows how much revenue increases during the winter. The data sheet was prepared by Maura Collins, Executive Director of VT Housing Finance Association. (See meeting packet for full data)
 - c. The meeting turned to designing an appeals process to add to the STR Ordinance. STR Group member Brent Bammarito submitted written thoughts on an appeals process. Patty asked if there are significant areas of the Ordinance that get push-back or suggest topics the STR Group should focus on for an appeals process. Doria Habib spoke about the three appeals brought up with the Selectboard, including hers concerning the 50-night rental limit. Martha suggested that the Group imagine a set of buckets to collect the kinds of STR issues that may result in appeals. Martha observed that Brent's writing suggests a process for an appeals board to follow; she would like to talk about what will be addressed, as in the kind of content for an appeal-hearing. Andy suggested that one example would be the rejection of an STR license, in a case where life-safety requirements are not met. After discussing the challenges of adapting private houses--built without code requirements--for rental use-, Patty noted that there is state law underlying the safety requirements for rentals. Martha called for a flowchart to guide the design of an appeal process, to understand how the sequence of STR registration should go and where STR licensing requirements create friction for an owner. The flowchart would be instructive to property owners interested in renting and the Town would anticipate the points where difficulties might produce an appeal.
5. Next regular meeting, March 2, 2026, 5pm
6. Adjourn: 6pm, unanimous decision after motion by Andy and second by Tom

Respectfully submitted, Andy Dahlstrom, clerk