

Town of Londonderry, Vermont  
Short-Term Rental Working Group minutes  
Monday, February 2, 2026 – 5 PM  
100 Old School St, South Londonderry, VT 05155

Members present: Tom Cavanagh, Martha Dale, Trevor Powers, Brent Bammarito, Andy Dahlstrom, Patty Eisenhour [remote]

Members absent: Maryann Morris

Others in attendance: Pam Spaulding, Will Johnson [remote]

1. Call Meeting to Order: 5pm
2. Additions or Deletions to the Agenda: none
3. Approve minutes from Jan 20, 2026 meeting: moved by Bammarito, 2nd by Powers: unanimous vote approves minutes.
4. STR Administrator update on Londonderry rentals: STR Administrator Dahlstrom reported current STR registrations: 57 complete applications and registrations, 20 in-process applications, and 1 canceled application due to life-safety requirements. 19 properties licensed the previous year did not renew, with about a third of those moving to long-term rentals. STRA is currently researching approximately 20 properties with questionable status and has identified about 40 inactive ghost websites and roughly 20 more properties with online lodging ads where rental activity does not meet the definition of STR.  
Dale asked about meeting the STR program budget. Dahlstrom puts the revenue from short-term rentals at approximately \$41,000, seven months into the fiscal year. The new fee structure is closer to break-even this year. Dahlstrom will calculate a projection of revenue from in-process applications; most of these applicants have not paid the annual fee.  
Dahlstrom shared the property transfer information available in the Town Office: from April 2025 to January 2026, 26 primary residence transfers, 25 second home transfers, 3 seasonal or motorhome transfers, and 20 long-term rental transfers. Discussion turned to the State's current real estate sales tax, with a loophole that allows a 2% reduction if the buyer commits to some long-term rental.  
Discussion turned to the idea of starting a long-term rental registry, for a list at the Town Office of LTRs. Eisenhour suggested reaching out to new long-term rental property owners (from the recent property transfer data) to offer networking for their rentals.  
Discussion turned to the idea of a resource page on the town website, particularly regarding fire safety and other requirements for new rental property owners.  
Discussion of the possibility and timing of making additions to Londonderry's Zoning Bylaws, to support the STR Ordinance.
5. Consider areas of possible change to STR Ordinance:  
Dahlstrom shared highlights from the model STR Ordinance and STR regulation materials now available from the Vermont League of Cities and Towns. The VLCT materials contain suggestions for STR regulation both through Zoning Bylaws and an Ordinance.  
Discussion turned to adding a requirement that STR advertising contain proof of licensing that Londonderry would issue, in light of the *Hignell-Stark v. City of New Orleans* ruling by the 5th Circuit Court of Appeals.  
Agreement is that possible designs and suggestions for an appeals process and some kind of adjudication board will be discussed at the next meeting.
6. Next regular meeting, February 16, 2026, 5pm [Note: in the meeting, the Working Group voted to move the next meeting to Tuesday, 2-17-2026. Later, due to scheduling conflicts, the Group agreed to move the meeting date back to Monday, 2-16-2026, 5pm]
7. Adjourn: 5:55pm