

## **Town of Londonderry Short-Term Rental Working Group meeting minutes, Tuesday, January 20, 2026 – 5 PM**

Adjourn Members present: Tom Cavanagh, Martha Dale, Andy Dahlstrom, Patty Eisenhour [remote]

Members absent: Brent Bammarito, Maryann Morris, Trevor Powers

Other is attendance: [in person] Ben Sargent, [remote] Jessica Citera, Nancy Jensen, Tyler Fisher

1.Call Meeting to Order: 5PM

2.Additions or Deletions to the Agenda: none

3. Introduction of STR Working Group members:

The three members present and the member joining via Zoom gave their names and town role relevant to this working group: Tom Cavanagh and Martha Dale, Selectboard; Andy Dahlstrom, STR Administrator; Patty Eisenhour, Housing Commission

4.Election of Chair, Vice Chair, and Clerk

Tom Cavanagh offers to serve again as Chair this year; Andy Dahlstrom seconds: Yes vote is unanimous.

Brett Bammarito is nominated to the role of Vice Chair by Andy; seconded by Tom: Yes vote is unanimous.

Andy Dahlstrom is nominated to the role Clerk by Tom; seconded by Patty: Yes vote is unanimous.

5.Consider rules of procedure

As the Working Group agreed to last year, Londonderry Selectboard rules of procedure are chosen to guide this Group.

6.Review Selectboard charge to STR Working Group

Andy refers to the March 18, 2024 Selectboard meeting when Board member Melissa Brown moved to create the STR Working Group to review of STR Ordinance language and to set a strategic plan to accomplish the goals of the Ordinance. In that motion was the choice of staffing the Working Group with two members each from the Selectboard, the Planning Commission, and the Housing Committee, plus the STR Administrator.

Martha asked if there is an additional expectation of the Working Group to consider how the Ordinance is rolling out and do we need to tweak it.

7.Set regular meeting schedule and location

The first and third Mondays of the month at 5pm is the chosen meeting schedule, (to precede the regular Selectboard meetings that begin at 6pm).

STR Working Group meetings will be held in the Town Office.

Andy asked that agenda requests be submitted to him by Thursday, to make possible the Friday posting to the Working Group agenda for the following Monday meeting.

#### 8. Consider areas of possible change to STR Ordinance

After mention of adding some form of appeal process and committee—something Town Attorney Bob Fisher has recommended—visitors to the meeting were invited to share their topics.

Ben Sargent described the recent real estate sale he and his wife, who is a realtor, have gone through. One finding was that having an STR on the property hindered rather than helped the sale. He also spoke about demographics, who is shopping for a second home. Nancy Jensen, speaking as a realtor, commented that the Ordinance makes it harder to sell houses in Londonderry, especially higher priced ones.

Jessica Citera, speaking of her experience as a realtor, said other realtors have told her that buyers are looking away from Londonderry for vacation homes because they cannot offset their costs with rentals. She spoke about the sales information for 2025, about more vacation houses than primary residences selling in Londonderry, and that sale prices are 189% above assessed values in Londonderry. She also spoke of taxes rising when town properties are reappraised in the next few years. Also she suggested that the town consider for the Ordinance a limit on the number of STR licenses available instead of a cap on the number of rental nights allowed at an STR.

Tyler Fisher spoke of shifting from short-term to long-term listing of his house. He said that the total nights rented increased with long-term. He also noted that he received no interest in his Londonderry house when he recently listed it for sale.

Patty Eisenhower referred to the purpose of STR Ordinance, which is not to preserve primary housing, but rather to maintain a balance between primary and secondary residences.

Martha Dale recommends making changes slowly to the Ordinance.

Andy Dahlstrom listed several topics he will share at the next meeting: property transfer records from the town office; what Stowe, VT is doing with an STR Ordinance; current STR numbers and changes in the second registration year of the Londonderry Ordinance; a list of Ordinance changes to consider, from observations since July, 2025.

#### 9. Adjourn

Meeting adjourned at 5:50pm

Zoom video recording link: [CLICK HERE](#)

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