

Town of Londonderry, Vermont

Londonderry Housing Commission

Meeting Minutes

Thursday, January 11 – 6:00 - 7:30 PM

100 Old School Street, South Londonderry, VT 05155

In attendance: Melissa Brown, Nancy Jensen, Patty Eisenhour, Maryann Morris, Mimi Lines, Bill Sinsigali

1. Call Meeting to Order - [Google Drive of Materials](#)
2. Additions or Deletions to the Agenda [1 VSA 312(d)(3)(A)]
 - a. Move budget up in agenda to address first
3. Priority Strategies
 - a. Zoning Bylaws

Review of proposed short-term rental language to send to the Planning Commission as a recommendation. This document is housed in the Google Drive.

The discussion initially focused on the number of days, 45/90, an owner needs to be in residence to qualify as a “Secondary” homeowner versus an “Investor”. After agreeing that 90 was too many and 30-45 seemed more appropriate, it was noted that Woodstock is actively considering amending its Ordinance with a straightforward limit of 1 STR per Lot and only 1 STR permit per registered agent (our equivalent of an “Owner”). Woodstock is only considering the distinction between a Homestead (“Owner-Occupied”) and a non-homestead owner to size annual registration fees.

This prompted a conversation about the following questions:

- Should the prohibition on “Investor” registrations be removed; and
- Should there only be one STR Permit per owner regardless of owner classification?

Woodstock is also considering limits on the total number of permits issued each year to 40 for Owner-Occupied and 65 for non-owner-occupied or 105 in total. That seemed restrictive given the size and nature of Woodstock as a popular tourist destination. The LHC agreed to look further into the rationale used to set the STR density limits as it considers such limits for Londonderry.

The other matter of discussion was the grandfather clause included in this draft. To date we have only found one example of such a clause in other towns and in that instance the “non-conforming” operation of multiple STRs was granted a one-year grace period after which they must be brought into compliance (i.e., only 1 STR) to obtain a permit.

These questions will be further researched and discussed at the next LHC meeting to submit the STR by-laws to the PC as soon as possible.

- b. Workplan development for top priorities

Discussion and directions on how to use the [workplans found on the google drive](#). Assignments for different subjects were reminded and logged in the workplans. Proposed steps, key activities and progress updates should be added to these sheets.

4. New Business
 - a. Updates

Discussion about the recent Vermont Housing Reform Legislative Priorities webinar. The new bill proposes further changes to Act 250, streamlining the permitting process and appeals reform and property tax incentives to increase housing stock. Bill proposes an educational tax break for upgrading housing (derelict) for rentals. Five-year educational tax freeze for improvements. A variety of incentives are bundled in the bill. We will strive to stay updated about this bill and its details.

5. Housekeeping - In the news and protocols

a. Budget

Discussion on whether our budget made it into the town budget, our budget looks like it is in as proposed.

Discussion that the town is looking at getting its website updated or refreshed and this may change some of our tactics

6. Adjourn

7:23pm

Respectfully submitted,
Maryann Morris