

Town of Londonderry, Vermont

Londonderry Housing Commission Meeting Minutes

Thursday, Feb 8, 2024 – 6:00 - 7:30PM
100 Old School Street, South Londonderry, VT 05155

1. Call Meeting to Order - [Google Drive of Materials](#)
2. Additions or Deletions to the Agenda [1 VSA 312(d)(3)(A)]
3. Priority Strategies
 - a. Review of proposed STR fees

Melissa reports that the Short-Term Rental (STR) ordinance was not contested by the deadline. The ordinance will go into effect on Feb 17. STR's were discussed at the Selectboard meeting on Monday 2/5/2024. There is an immediate need for a fee schedule in time for the next Selectboard meeting. LHC has been asked by the selectboard to provide a proposal for a fee structure.

Bill and Patty provided information on how the draft fee schedule was developed. There was discussion on this tiered approach. The group looked at scenarios that other towns are doing to develop our schedule. The team that worked on the fee schedule had to hypothesize based on research the average rental days per year for each category to create the formulas. From that formula percentages on income were extrapolated for each category. A discussion ensued based on the reasonableness of each percentage in each category.

Discussion on towns that create limits to the amount of STR's.

Discussion around properties and possible properties for sale and costs. Nancy shared some information on some properties currently for sale.

The group discussed how much funding the town would need for the STR administrator. There was a discussion about the software needed for a STR position.

Patty moves to approve the fee schedule for submission as written and forward to the Selectboard for their consideration. Paul seconds, Bill abstains, all others were in favor and the motion passed.

Discussion on the process of bylaw language being considered by the Planning Commission meeting on Monday.

- b. Review Workplans to date

The group determined which topics to prioritize for the communication plan. Topics decided were as follows:

1. Property Improvement/creation including funding opportunities
 - a. Rental improvement programs (loans and grants)
 - b. ADU creation, septic programs, energy improvements
2. Support for housing providers to move from STR to LTR

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- c. an update on Rental Rehab program was provided

4. Financial Matters

- a. None
 - 5. New Business
 - a. None
 - 6. Housekeeping - In the news and protocols
 - a. None**
 - 7. Adjourn
- 7:30pm

Respectfully submitted, Maryann Morris