

MINUTES
Shelburne Housing Committee
Monday, March 7, 2022
6:00 PM

Attendees:

Pam Brangan, Julie Gaboriault, Joyce George, Maria McClellan

1. Pam called the meeting to order.
2. Approval of Agenda:
 - All
3. Approval of November 1, 2021 Minutes:
 - Motion to approve minutes -- Joyce; Second – Maria. Approved by all.
4. Pam declared the meeting open to the public.
5. New Member Recruiting
 - The committee has shrunk from 7 to 4 members given recent resignations. The following next steps were identified for recruiting:
 - Pam to post on Front Porch Forum, and possibly at the Library, Village Wine & Coffee, and Shelburne Supermarket.
 - Julie to speak to a client to invite interest.
6. Discussion of what to focus near-term efforts on:
 - Essex Roundtable: Everyone agreed to try to attend the Essex Roundtable on Inclusionary Zoning this Wednesday, March 9th from 10:30-noon. Pam will circulate the link.
 - Map of Land Available for Development: Pam agreed to develop a map of land in Shelburne available for Development, including

limitations for wetlands and other natural resources. She will present the map at our April meeting.

- Guest Speakers: The group discussed the need for “starter homes” in Shelburne -- something in between affordable housing and the expensive homes at Kwiniaska. The group agreed to invite a local developer to speak at our May meeting about their experience in building in Shelburne, and to comment on inclusionary zoning, density bonuses, and workforce housing. Two local developers were identified as potential speakers, Chris Snyder (Kwiniaska Ridge) and Bart Frisbie (Sterling Homes). Pam suggested we see which developers speak on Wednesday at the Essex Roundtable and then make a plan over email for outreach.

7. Discussion of recent housing activity

- Joyce reviewed some of the information presented at the recent DRB hearing about Chrombach development that includes four 3-story, 24-unit buildings. She noted the opposition from residents and shared a link to a brochure titled, “Crombach-Brandon Multifamily Development: Concerns”. The residents that are opposed to the development have requested interim zoning to halt the development.
- Joyce spoke about the plans for relocating a group home for 16 families from Burlington to the Dutch Mill property. The plan also calls for a large ice skating rink.

8. Other business

- a. Next meeting 4/4/22