

MINUTES
Shelburne Housing Committee
Monday, April 4, 2022
6:00 PM

Attendees:

Members: Pam Brangan, Julie Gaboriault, Joyce George, Maria McClellan

Community Attendee: Peg Rosenau

1. Pam called the meeting to order.
2. Approval of Agenda:
 - All
3. Approval of March 7, 2021 Minutes:
 - Motion to approve minutes -- Joyce; Second - Julie
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.
 - Pam posted an ad for new members on Front Porch Forum.
 - Pam to reach out to the Shelburne DEI Committee via new town planner for additional suggestions.
6. Essex Interim Zoning Roundtable -- March 9th
 - Maria attended and shared that Essex is interested in pursuing Inclusionary Zoning and invited developers, architects and representatives from other town planning departments to share impressions and experiences with how inclusionary zoning has impacted developers.
 - Joyce also attended and shared several take-aways: Developers are trying to find out how to do it. No real guidance from town. Very hard to do if they have less than 10 units. Developers looking for town to provide incentives. It should only happen near sewer access. Developers don't feel they can increase cost of other units because they need to get them appraised by the bank. Essex is trying to invent the wheel. Shelburne doesn't need to reinvent the wheel.... We can learn from them and their process. Since we have limited undeveloped land on the sewer system, and since Crombach plans are getting such push-back, it's very challenging to get new housing plans through. CHT is planning 90 units at Harbor Place, which represents a large influx of workforce housing. Maybe we should find out how much affordable housing we have in Shelburne -- add trailer parks, existing CHT developments, Ockert Lane, Harrington Village -- we should take stock in what we

currently have in terms of affordable housing. Accessory Dwelling Units (ADUs) may provide a better avenue to pursue to develop more housing in Shelburne.

- Pam commented that we may also learn from Hinesburg, which is pursuing a new development on NRG's land, which may include affordable housing.

7. CCRPC Meeting on Housing -- March 28th

- Joyce attended and reported that several different towns shared updates on their efforts to build more housing, and it was also shared that in Montpelier, there are numerous housing-related bills in various stages of development. The largest number of new units in development appears to be in Colchester, where there are 500 units being planned or in development.

8. Map of land available for development

- Pam updated the Shelburne [housing online map](#) with a couple of development constraints layers – wetlands and Special Flood Hazard. Conserved lands were already included in the map. Pam also noted the map has been updated with the most recent parcel and housing point data. Pam presented the map and the group discussed how much land is available for development and where. Pam was surprised at how much land is available to develop, in particular along Route 7 just south of Longmeadow Drive.

9. Speaker for May and/or June meeting

- Maria agreed to reach out to Bart & Collin Frisbie at Sterling Homes to invite them to either May or June meeting.

10. Recent Housing Activity

- Joyce mentioned new housing development planned on Bay Road -- will be on next DRB meeting agenda.

11. Other Business

- Next meeting -- 5/2 at 6 pm