

## Housing Subcommittee Meeting Notes

August 3, 2020  
6:00 – 7:00 pm (ZOOM)

### Members/Public Present:

Pam Brangan, Chair

Casey McNeil

Alicia Simmons

Dean Pierce, Director of Planning and Zoning, Town of Shelburne

Absent: Julie Gaboriault

1. Call to Order

2. Approval of Agenda – approved upon motion by Casey McNeil and second by Pam Brangan.

3. Approval of Minutes – approved upon motion by Casey McNeil and second by Alicia Simmons.

4. Guests present, self-introductions:

Erin Auer

Brandy Benoit

Cara Thanassi

Leta Finch

Lisa Lovaire Mackenzie

4. Overview of agenda and committee introduction for guests:

Website new additions, as well as intro to the housing booklet (2017), the housing map, review of draft town plan (strategy and goals), accessory dwelling unit (ADU) language and recommendations.

5. Changes to website: consistent font, font color

Bullets consistent

Additional resources (as hyperlink) from AARP

6. ADU permitting changes overview for guests (change from permitted use for single bedroom to permitted use for two bedrooms). Noted this led to development of page on town website with guidelines of approval process and zoning applications. Current activities: reaching out to Planning Commission and Committees, posting the resource on Front Porch Forum.

7. Dean proposed reviewing policies on housing section of the Town Comprehensive Plan in order to identify next area for subcommittee action. Dean shared the housing policies for review. Overview –

comprehensive plan last updated in 2019 (generally updated every 5 years); noted plan is available to the public and required by state that each town has a plan. Reviewed objectives of the plan, recommended actions (where the rubber meets the road). Committee reviewed recommended actions (italics) and discussed in order to identify next course of action (bulleted):

*1. Amend the Town's Zoning Ordinance to encourage, within areas designated for high levels of growth, the development of housing for young families (e.g. rental apartments, small condominiums, and small, detached dwellings), and a variety of housing options for elders.*

- Addressed by ADU permitting change and subcommittee website and promotional activities.

*2. Consider density bonuses and/or inclusionary zoning provisions to stimulate construction of new affordable and workforce housing in the Town's designated growth area. Any inclusionary zoning provision should contain provision for payment of a fee in lieu of actually constructing affordable dwellings. Appropriate legal mechanisms shall be used to ensure that affordable housing constructed under this provision shall be perpetually affordable.*

- Inclusionary zoning has been considered/discussed by the subcommittee. Could use information from Hinesburg which has established inclusionary zoning in order to address this.

*3. Have the Housing Subcommittee re-examine the density and other dimensional standards in the Zoning Ordinance, particularly in the designated growth areas.*

- Reexamine density and other dimensional standards – e.g. when buildings are closer to roads than zoning says they should be. Planning Commission currently discussing how regulations could be changed to allow for owners of houses that are closer than the required. E.g., why do the requirements specify how far back from the road and do they need to be so far back?

*4. Identify and publicize outstanding examples of residential designs for higher density housing developments which might be applicable in the Village and Growth Area.*

- Identify and publicize outstanding examples.

*5. Incorporate definitions of workforce housing, affordable housing and affordable housing developments, like those in the recently revised planning statute (24 V.S.A., Chapter 117), into the Subdivision Regulations.*

- Deemed an easy one to address.

*6. Continue to participate in regional housing discussions, with particular emphasis on Building Homes Together, an affordable housing plan coordinated by the Champlain Housing Trust, Housing Vermont, and the Chittenden County Regional Planning Commission.*

- Continue to participate in regional discussion.

*7. Adopt a mandate for rooftop solar and improved insulation and air filtering for all new residential building designs, as appropriate.*

- Hold off until pandemic has passed in consideration of changing requirements in air filtration.

*8. Encourage the purchase of mobile home communities by their residents, as permitted by 10 V.S.A., Section 6242, and by other means.*

- Dean: Penny Lane has been purchased/ work completed; only one other mobile home park off Spear Street. Partially completed.

*9. Implement a residential phasing policy to ensure that the rate of residential growth does not exceed the targets set forth in the above objectives.*

- Implement residential phasing policy – language targeted at phasing development so it doesn't occur too quickly; Shelburne could try to adopt something more formal.

*10. Re-examine the Town's table of Impact Fee Waivers to ensure that it serves as an effective incentive for the construction of affordable housing.*

- Examining the results of Impact Fee Waivers.

*11. Amend regulations to increase the size limits on accessory dwellings within the sewer service area.*

- Completed.

*12. Actively support the continued work of groups such as the Shelburne, Charlotte, Hinesburg Interfaith Projects, Inc. (SCHIP) to facilitate the provision of more housing for households of modest means.*

- If asked, we could provide.

*13. Amend the Zoning and Subdivision Regulations to make clear that approval of proposed developments may not be granted unless public services and facilities are adequate to support the proposed developments or will be available before the proposed developments are occupied or used.*

- Unsure of how to address this at this point.

Online spreadsheet will be emailed to committee members to identify/rank which are the priority – leaving just the ones that are under consideration.

8. Tiny Homes overview from Dean: People are very interested to learn more and/or have a chance to talk about them; committee could take on larger role to sponsor Tiny House virtual conference. Lots of interest and several experts. Options for consideration?

Hearing from 1-2 experts and seeing where the discussion goes.

Organizing talk/conference for the community.

Explore whether residents want tiny homes on wheels to be made possible?

Address commonalities between RVs and tiny homes as well as potential impact on short term rentals.

9. Housing developments – Snyder project picking up pace with more units sold and under construction; Shank project (Yankee Doodle); Gardenside Nursery – getting started again; 8 unit 4 duplex units by Baptist Church getting back on track. Longer term, further out projects – David Schenk project by Rte 7 Liquor and Deli – more concrete than bowling alley because first step is correction of sale. Some other projects are scaling down number of units.

10. Noted guests can send any questions to Pam for follow up.

11. Next meeting will be held via zoom – Tuesday, September 8, 2020 at 6:00PM; tentative, to be confirmed via email.