

Shelburne Housing Subcommittee Minutes
August 5, 2019

Members Attending

Pam Brangan, chair
Ron Bouchard
Mark Brooks
Casey McNeil
Dean Pierce, Director of Planning & Zoning

Alicia Simmons attended as she is considering joining the housing subcommittee.

Public Attending

Eileen Warner

Other Attendees

The following attendees participated in the discussion regarding incenting affordable housing development and the proposed development of the former bowling alley property:

Tyler Scott, architect
Jeff Davis, a developer who is working with the Pecor family, owners of the bowling alley property
Michael Monty, Champlain Housing Trust, proposed developers of the bowling alley property
Regina Mahoney, CCRPC

6:00 - meeting started with approval of the agenda and prior meeting's minutes.

Public Comment – Eileen Warner stated that she lives in the Martindale neighborhood which is close to the bowling alley property and is interested to learn about the proposed development of that property.

Discussion of Affordable Housing and the Proposed CHT Project

Most of the meeting was devoted to gaining insight into ways that the housing subcommittee can assist developers in building affordable housing in Shelburne.

Michael Monte stated that CHT worked with the Pecor family in converting the adjacent mobile home park (owned by Pecor) to a resident owned co-operative and believed that the bowling alley site would be a good location for affordable rental apartments.

Key issues for a site to work for CHT:

- It should be on or close to a bus line.
- The site should be uncomplicated with regard to topography, shape, zoning, etc.

- Timing of state funding cycles and availability of town funding source;
- Number of possible apartment units is critical – not too many or too few. A project with round 30-40 units works best in most cases.
- A single building is preferred over multiple buildings (less expensive to build)
- Costs of land, construction, permits, impact fees, etc.

Building new ownership housing is difficult for CHT because of required pre-sales to secure funding. CHT does sometimes convert apartments to ownership condominiums, such as at South Meadow in Burlington. When establishing condos for ownership, there must be a critical mass of units for the condo association to function properly.

CHT is currently planning a 24 unit affordable ownership condo project in Winooski. The city is assisting the project with equity grants.

How to incent developers to build affordable housing?

Michael Monte stated that the town needs to make sure that zoning doesn't hinder development (proper density, flexible parking requirements, eliminate commercial requirements that don't meet market demand), lower or waive the cost of permits and impact and other fees. State designated growth areas are very helpful.

Regina Mahoney stated that the permit process should be streamlined. Winooski provides a good example of a streamlined process and density bonuses which allow an extra floor or higher lot coverage rather than a specific number of additional units.

Jeff Davis stated that some of the form based code regulations make it difficult to develop the property. For instance, first floor commercial space (with retail store-fronts) is required for development in the bowling alley location but demand for retail is not strong. A fully residential project would better meet demand in that location. Commercial adds costs and results in lower demand. Jeff stated that the Housing Subcommittee can help by supporting a waiver process in FBC.

Tyler Scott discussed the proposed housing project and presented the site plan. Two buildings are proposed with a combined 33 apartment units. Tyler stated that the FBC allows higher density which is good, but the required "build to" line is too close to Shelburne Road and makes site access difficult, especially for the adjacent mobile home park which accesses the traffic light through the bowling alley property. CHT would like the building to be set back farther from the road frontage to facilitate better access and reduce road noise in the apartments. The required commercial space also complicates the project as there is not a large demand for retail use. CHT prefers to eliminate the commercial space.

Promote Accessory Dwelling Units to Town Residents

The remainder of the meeting discussed how to promote the newly modified ADU regulations which make their development easier. The agenda from a September 2018 presentation in Burlington regarding ADUs was reviewed. This may be a model for a possible Shelburne presentation. Ron and Casey suggested a PowerPoint or video presentation to be linked to FPF. A Shelburne News article was considered. All subcommittee members will look at possible ways to promote the availability of ADUs for discussion at the next meeting.

Next meeting is September 9th. Ron will ask Larry Williams to attend to get a private developer's perspective of ways to incent affordable housing.

7:15 meeting adjourned.