

Shelburne Housing Subcommittee Minutes September 9, 2019

Members Attending

Pam Brangan, chair

Mark Brooks

Casey McNeil

Alicia Simmons

Dean Pierce, Director of Planning & Zoning

Members Absent

Ron Bouchard

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

Accessory Dwelling Units

Ways to get information on ADUs and the related zoning changes to town boards and to Shelburne residents were discussed.

Dean suggested that housing subcommittee members attend a DRB meeting to review changes to zoning and how they are intended to facilitate ADU development. This should help to avoid potential uncertainty with regard to zoning when ADU projects go before the DRB. The subcommittee could provide a short presentation. Pam will get on the DRB's agenda, hopefully for their second October meeting, and let Jason Grignon (PC Chair) know that we that we are planning to talk to the DRB.

There was also discussion about tax implications of ADUs. Will they be taxed at the commercial rate, even if family members live there? Are there other tax implications?

To get the word out to the public, an article will be placed in the Shelburne News explaining what ADUs are, their benefits, and that zoning regulations are intended to enable their construction. A student writer for the Shelburne News should attend a Housing Subcommittee meeting to learn about ADUs. Local examples of ADUs which were built should be included. Dean will contact the Shelburne News to set things up.

Housing Development Update

Dean provided an update on various proposed and under construction housing projects in town including the CHT project on the bowling alley site, Yankee Doodle site, Maple Leaf Lane, Thomas Road, Irish Hill Road, Gardenside Nursery, Baptist church, Mary Noble property, Rice Lumber residential component, and the Snyder project.

The next meeting of the Housing Subcommittee will be on October 7. Larry Williams of Redstone will attend the meeting to talk about his proposed project on Webster Road and how affordable housing may be included. The Hinesburg Housing Needs Assessment will also be discussed at the next meeting.

The meeting was adjourned at 7:10.