

Housing Subcommittee Meeting Notes

October 5, 2020

6:00 – 7:00 pm (ZOOM)

Members/Public Present:

Pam Brangan, Chair

Casey McNeil

Alicia Simmons

Julie Gaboriault

Brandie Benoit

Cara Thanassi

Lisa Boisvert Mackenzie (appointment pending Thursday, October 8, Planning Commission meeting)

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

1. Call to Order
2. Approval of Agenda – approved upon motion by Casey McNeil and second by Julie Gaboriault.
3. Approval of Minutes – approved upon motion by Casey McNeil and second by Alicia Simmons.
4. New member introduction – Lisa Boisvert Mackenzie
5. No public attendees
6. Reviewed responses to our email to committees and next steps – Pam Brangan sent the email to Shelburne committee members and received a few comments back. Primarily thanks for the work; encouragement to publish to Front Porch Forum.
 - Volunteer to craft and post summary of ADU resource in Front Porch Forum – Casey McNeil will work with Pam on this
7. Discussed our spreadsheet list of potential future work –

Discussion of Topic - **Zoning density and dimensional standards, particularly in designated growth areas:**

Dean Pierce shared ways we could modify (e.g. reducing setback, increasing density allowed) and summarized the current requirements by zone (ranging from very minimal lot size requirements of potentially 5,000 square feet) in the village center to 5 acres currently required in the rural zone. Dean also shared that greater density might be more appealing to developers (other obstacles aside such as sewer extension cost and difficulty) or that the zoning change

might allow an existing unit to split off a piece of their property or subdivide their property. Compared to other towns – Shelburne requirements are similar to other towns, maybe a bit more generous.

Dean Pierce provided an example of a potential change to address this topic: change the zoning rules to allow 2 ADUs instead of just one. This could also allow for workforce housing. Or allowing ADU and a tiny house.

Discussion of Topic - **Zoning to encourage affordable and workforce housing, e.g. density bonuses and inclusionary zoning** – Dean Pierce noted this is primarily used with bigger projects. For example, after project has gone through a review process the developer might request a density bonuses option. These sorts of options are more discretionary. Inclusionary zoning could be a requirement, which would result in a density bonus.

Pam Brangan brought up the municipal planning grant – drafted by Planning Commission. Dean Pierce noted that the state will likely favor issues highlighted in their planning guide, e.g. workforce housing. Pam noted that this grant might align with the issue of workforce housing.

Dean noted that if there is a zoning update, it should include a housing component.

On topic of **Participate in regional housing discussions**, Pam noted through Chittenden County Regional Planning Commission – occasional housing discussions/ meetings on a particular topic.

Clarification around the topic of **Actively support groups such as SCHIP to facilitate housing for households of modest means**: requires serving on boards, spending time with organizations like SCHIP, CHT.

Casey McNeil suggested we might break out to tackle multiple items. Splitting out committee into two teams, as follow:

Zoning to encourage affordable and workforce housing, eg density bonuses and inclusionary zoning – Pam, Brandie, Cara

Zoning to encourage housing inside the growth area. Address need for rental apartments, small condominiums, and small detached dwellings – Alicia, Casey, Julie, Lisa

Next meeting, we will set aside 20 minutes to break out on these two topics and come back together to share with the group.

8. Pam Brangan noted that she created a google spreadsheet to identify conferences and webinars. Subcommittee members are encouraged to add to the spreadsheet.

9. Dean Pierce provided a housing development update on several projects.

10. Meeting adjourned (motion by Casey McNeil, seconded by Alicia Simmons). Next meeting will be held via zoom – Monday, November 2, 2020 at 6:00PM.