

Shelburne Housing Subcommittee Minutes October 7, 2019

Members Attending

Pam Brangan, chair
Mark Brooks
Casey McNeil
Alicia Simmons
Dean Pierce, Director of Planning & Zoning

Members Absent

Ron Bouchard

Also attending the meeting was Caroline Flack, a student reporter for the Shelburne News, who will write an article on the work of the housing subcommittee with a focus on the recently passed zoning changes regarding Accessory Dwelling Units.

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

Hinesburg Housing Study

The Hinesburg study was compared to the Shelburne Housing Booklet. The Hinesburg study is more directed toward town decision-makers with recommendations for town level actions and policy changes. The Shelburne booklet is more directed toward the public, developers and town boards/committees as an overview of the current state of housing in town. Should the housing subcommittee recommend that Shelburne commission a similar study? A suggestion was made to incorporate multiple towns in a study since the housing market is regional in character and a greater database would likely lead to more accurate housing and demographic estimates and projections. Pam will take that up with CCRPC.

Form Based Zoning

There was a discussion of the current rules regarding sidewalk requirements in infill developments. Under FBZ, a proposed three lot subdivision on Maple Leaf Lane (which is otherwise fully built-out) will require that sidewalks be built, even though the rest of the street does not have sidewalks. Should there be a provision in the FBZ regulations for sidewalk waivers in similar circumstances? The Planning Commission and Paths Committee do not favor sidewalk waivers in FBZ. After discussion of the pros and cons of a sidewalk waiver provision, the subcommittee will continue the conversation at the next meeting.

Accessory Dwelling Units

A Burlington planner stated that the ADU workshop held last year was a success. We should write up a list of relevant questions and answers for the residents to use when gathering information on ADUs. The Q&As should be easy to find in multiple locations on the town website. We will put together some Q&As for the next meeting.

Other Business

October 15 – AARP will host “The ABCs of ADUs” at 5 pm at City Arts on Church Street in Burlington.

October 16 – The Housing Subcommittee is on the agenda for the DRB meeting. Pam will attend to talk about ADUs, the housing booklet and other activities of the subcommittee.

October 29 – The CCRPC will host a meeting of area housing committees to discuss ADUs.

The next meeting of the housing subcommittee will be on November 4, 2019.

The meeting was adjourned at 7:15.