

Housing Subcommittee Meeting Notes

January 4, 2021

6:00 – 7:00 pm (ZOOM)

Members/Public Present:

Pam Brangan, Chair

Alicia Simmons

Julie Gaboriault

Cara Thanassi

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

Members not present:

Casey McNeil

Brandie Benoit

Lisa Boisvert Mackenzie

1. Call to Order
2. Approval of Agenda – approved upon motion by Alicia Simmons and second by Cara Thanassi.
3. Approval of Minutes from November 2 – approved upon motion by Alicia Simmons and second by Julie Gaboriault.
4. Approval of Minutes from November 30 – approved upon motion by Julie Gaboriault and second by Alicia Simmons.
4. No public attendees
5. Review/ discuss Convening of the Chittenden County Housing Committees. Positive feedback on meeting, including thoughts on cooperation with other municipalities.
6. Continued discussion around addressing town comprehensive plan housing objectives. After reviewing form-based zoning and some related issues/ hurdles, determined that our next step will be to draft a proposal for the Planning Commission where the Housing Subcommittee would consider reviewing and revising form-based zoning to achieve zoning that is transit-oriented with modification to some of the current requirements which some view as restrictive (e.g. 1st floor commercial requirement). Revising form-based zoning is something that the Planning Commission has considered at a high level.

Another idea from Dean is to address non-conformities in a way that would allow more projects to work within form-based zoning. This would allow some properties that have previously been categorized as non-conforming to work within the form-based zoning despite their non-conforming characteristics.

Housing subcommittee members will plan to review the town plan and zoning requirements before the next meeting as well as the following reports on Transit-Oriented Development:

https://studiesandreports.ccrpcvt.org/wp-content/uploads/2017/01/VT15_TOD_complete.pdf

https://studiesandreports.ccrpcvt.org/wp-content/uploads/2017/01/TOD_for_ChittendenCounty_2002.pdf

7. Dean provided an update on housing.

8. Habitat for Humanity might consider the Noble property on Harbor Rd near the intersection with Athletic Drive; property is on the market and the price has come down, which might make it a viable option for Habitat for Humanity to acquire and build 3-4 units.

9. Meeting adjourned. Next meeting will be held via zoom – Monday, December 7, 2020 at 6:00PM.