

NOTES
Shelburne Housing Committee
Monday, January 8, 2024
6:00 PM

Attendees:

Housing Committee Members: Pam Brangan, Mark Capeless, Julie Gaboriault, Joyce George, Maria McClellan, Peg Rosenau, Nikki Stevens

Staff: Aaron DeNamur – Director of Planning & Zoning;

Planning Commission Chair: Stephen Kendell

Housing Task Force Co-Chair: Meaghan Buckley

Additional attendees: Jim Brangan – Shelburne Forward Together Chair, Lee Suskin—Liaison from Finance Cmte

Pam called the meeting to order.

1. Approval of Agenda:
 - Maria moved. Joyce seconded. Unanimously approved.
2. Approval of December 4, 2023 Minutes:
 - Motion to approve minutes -- Joyce moved; Julie Seconded. Unanimously approved.
3. Pam declared the meeting open to the public.
4. Impact Fee Exemption: Discussion about Champlain Housing Trust's request for an exemption for one-time impact fees of \$230,000 for new development on Shelburne Road – "Bay Ridge" – due to affordable housing included in the project. Other towns have done this. For example, Williston granted an exemption in amount of \$220,000 for Zephyr project. South Burlington and Hinesburg have used their own housing trust fund money to cover impact fees for projects in their towns. Maria made a motion. Peg seconded: "The Housing Cmte recommends approval of waiving the one-time \$230,000 impact fee for CHT's Bay Ridge development." Unanimously approved. Pam will send an email to Matt Lawless stating the Housing Committee's position.
5. Discuss with Planning Commission Chair, Stephen Kendell, on our Housing Committee goals for 2024.
 - Stephen talked about the Planning Commission's desire to promote development of affordable and workforce housing, in addition to preserving open spaces and the rural character of Shelburne. Act 47 allows for many more units and increased density in the core areas along Route 7 where we have town services and public transportation. We need to figure out how to make housing a priority, and how to overcome opposition to projects that increase density, such as the Crombach project.

- Pam Brangan suggested that we have an educational campaign: YIMBY – Yes In My Backyard! A discussion ensued about how to help town residents get more comfortable with change. Our goal is to have a range of houses in prices ranging from affordable, to the missing middle, and higher.
- Mark Capeless asked: What happens if we do nothing? We need to be intentional about growth and housing.
- Stephen asked that we attend Planning Commission Neighborhood meetings and Planning Commission meetings when Zoning is on the agenda to lend support for zoning changes.
- Meaghan Buckley asked if we could set a goal of how many units we want to create. She expressed concern about infill projects in the village core where there would be only a small number of units vs. the need for building larger scale projects with greater numbers of units, like the CHT project.
 - Meaghan Buckley invited Housing Cmte members to attend this Thursday night's Housing Task Force Meeting.
- Aaron DeNamur said we need to think/plan for medium and long term because it will take time to build new housing.
- Pam shared additional ideas to mull over:
 - Developing videos, a survey, housing needs assessment.
 - She passed around a town map identifying properties for sale.
- NEXT STEPS:
 - Aaron DeNamur and Mark Capeless to begin working on developing elements of an education campaign.

6. Recent Housing Activity-- postponed

7. Meeting adjourned at 7:17 pm