

MINUTES  
Shelburne Housing Committee  
Monday, January 9, 2023  
6:00 PM

Attendees:

*Cmte Members:* Pam Brangan, Joyce George, Peg Rosenau, Mark Capeless, Julie Gaboriault, Maria McClellan

*Town Staff:* Aaron DeNamur – Planning Coordinator and Asst Zoning Administrator

Pam called the meeting to order.

1. Agenda Approved
2. Approval of December 5, 2022 Minutes:
  - Motion to approve minutes -- Joyce; Second - Mark
3. Pam declared the meeting open to the public
4. ADU Discussion
  - Joyce shared draft ADU Bylaw proposal.
  - The committee discussed refinements and changes to present to Planning Commission, including:
    - The committee agreed that ADUs should continue to be allowed in all zoning districts it is currently allowed in.
    - The committee agreed that all ADU structures should be no greater than 50 percent of the pre-existing primary dwelling and proposed that the 30 percent limitation for the Village Core Overlay District be raised to 50 percent.
    - The committee suggests removing stipulation that dwellings with ADUs must be owner occupied.
    - The committee suggests removing limitation of two bedrooms in ADU.
  - Planning Commission Presentation: Aaron suggested the committee present its changes to the Planning Commission on February 22
  - The Committee will meet from 5:30-7:00 pm on Feb. 6<sup>th</sup> to complete review of the ADU Bylaw and prepare a presentation for the PC.
5. Housing booklet update – this item was skipped due to time constraints
6. Recent Housing Activity – This item was skipped due to time constraints.
7. Next meeting – Monday, February 6, 2023. 5:30-7:00 pm (Note extended time)