

MINUTES
Shelburne Housing Committee
Monday, February 6, 2023
5:30 PM

Attendees:

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

(Absent: Julie Gaboriault)

Town Staff: Aaron Denamur – Planning Coordinator and Asst Zoning Administrator

Pam called the meeting to order.

1. Agenda Approved
2. Approval of January 9, 2023 Minutes:
 - Motion to approve minutes -- Joyce; Second - Mark
3. Pam declared the meeting open to the public
4. Review ADU Proposal and Presentation to Planning Commission
 - We are going to propose some new zoning regulations to Planning Commission for ADUs.
 - The committee discussed refinements and changes to present to Planning Commission, including:
 - The committee agreed that ADUs should continue to be an allowed in all areas of Shelburne (except Commerce & Industry).
 - The committee agreed that dwellings with ADUs should continue to be owner-occupied.
 - The committee agreed to propose removing limitation of two bedrooms for a permitted ADU.
 - The committee agreed to recommend dropping the current stipulation that ADUs be no greater than 50% of the pre-existing primary dwelling outside the village core-overlay district and 30% inside the village core overlay district.
 - Instead, the committee recommends that ADUs should not exceed 1,500 square feet.
 - The committee also agreed to recommend that the Planning Commission increase lot coverage to encourage infill.
 - The committee also agreed to recommend that the Planning Commission decrease the lot frontage requirement for duplexes to match the 100-foot lot frontage requirement for single-family homes.
 - The committee will present its recommendations to the Planning Commission in person at its next meeting on Wed. February 22nd at 7 pm
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, March 6, 2023. 6:00-7:00 pm