

MINUTES  
Shelburne Housing Committee  
Monday, March 13, 2023  
6:00 PM

Attendees:

Pam Brangan, Joyce George, Julie Gaboriault, Peg Rosenau, Maria McClellan  
Staff: Aaron Denamur – Planning Coordinator and Asst Zoning Administrator

Pam called the meeting to order.

1. Approval of Agenda:
  - Motion to approve -- Maria ; Second -- Joyce
2. Approval of February 6th, 2023 Minutes:
  - Motion to approve minutes -- Joyce ; Second - Peg
3. Pam declared the meeting open to the public.
4. Report out on February 22<sup>nd</sup> Presentation to Planning Commission
  - Pam reported that the presentation to the Shelburne Planning Commission went well. The members were very engaged. They asked a lot of questions. They seemed interested in metrics to measure the town's work towards the objectives and recommendations in the housing chapter of the town plan. They expressed interest in allowing more density, but wondered how much growth was appropriate moving forward to ensure town services could keep up. Currently the town plan specifies 25 to 50 dwelling units per year. 90% of the new housing over the last 5 years has been in areas designated for growth.
  - Aaron said that the Commission would be interested in how we compare to our neighbors – Hinesburg, Richmond and even South Burlington. For instance, what are our goals for housing growth in Shelburne vs. other towns? Compare housing density in the village compared to other towns, such as Hinesburg, Vergennes, i.e. towns with a dense village area.
  - Aaron said that the majority of the Planning Commission members agreed with the Housing Committee's zoning suggestions regarding ADUs. Julie questioned why we went back to recommending that ADUs be owner occupied.
  - Aaron confirmed that new housing construction in the past few years has not met the town's goals for affordable housing.
5. Housing booklet update
  - Review Town Plan Objectives & Actions – Anything we should add to the Housing Booklet to help determine how the town is doing with regards to these objectives & actions?
  - Key Take Away's Section—Create Executive Summary.
  - ADU Section – Pam suggested we should create an ADU section of the Housing Booklet.

- Multi-family Units in Village – Aaron suggested that our booklet should have a section about converting older larger homes or building into multi-family units.

6. Recent Housing Activity

- New units by Route 7 Beverage – 12 units – yet to be approved by DRB.
- Bissonnette development across from Maple Leaf Lane – 33 units – yet to be approved by DRB.

7. Other Business

- Committee recruitment
- Next meeting – Monday, April 3rd