

MINUTES  
Shelburne Housing Committee  
Monday, June 5, 2023  
6:00 PM

**Attendees:**

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

Staff: Matt Lawless – Town Manager; Aaron Denamur – Planning Coordinator and Asst Zoning Administrator

Members of the Public: Nikki Stevens, Roland Davis

Presenters/Guests: Place Sense: Rod Francis and Brandy Saxton

Pam called the meeting to order.

1. Approval of Agenda:
  - Unanimously approved
2. Approval of May 1st, 2023 Minutes:
  - Motion to approve minutes -- Joyce ; Second – Peg. Approved.
3. Pam declared the meeting open to the public.
4. PlaceSense Presentation – Consultants hired to rewrite Shelburne’s Zoning
  - S-100/THE HOMES ACT: Rod Francis explained that PlaceSense has been hired by Shelburne to provide advice to the Planning Commission regarding zoning regulations. He mentioned there has been a wide-ranging legislative effort to identify local level impediments to creating more housing and to encourage municipalities to review their regulations and remove barriers. This effort is captured in Vermont legislative bill S-100, also called the “Homes Act.”
  - REGULATORY AUDIT: PlaceSense reviewed Shelburne’s bylaws and created a [30-page document](#) that is posted at both the Shelburne Planning Commission website and the PlaceSense website. Public comment is welcome online.
  - HOUSING DENSITY: The single biggest change in current zoning regulations by the Homes Act is to allow as many as 5 dwelling units per acre where there is sewer service. That applies to new development and also existing homes. Also, wherever single-unit houses are allowed, duplexes must also be allowed, and wherever there is sewer service, 3- and 4-unit housing must be allowed.
  - CONNECTIVITY: Open space is required in subdivisions because it helps with connectivity and community building. Examples of how much of Shelburne’s subdivision open space doesn’t provide connectivity between neighborhoods.

- **FORM BASED CODE:** The code is not delivering on what it was envisioned to accomplish. The consultants reviewed to determine which pieces to keep and which to shed based on the needs and wants of the community.
- **LIMITS OF ZONING:** Consultants want to remind the town of Shelburne that zoning has its limitations. The current zoning regulations doesn't take into account Shelburne's technical complexity in terms of the Route 7 corridor and the land-use planning desires of the town. However, there isn't enough staffing and resources to enforce and implement complex regulations.
- **WHEN TO ENGAGE/HOW TO ENGAGE:** PlaceSense is beginning the summer with presentations. In early 2024 they will engage in the neighborhoods where changes are to occur. In spring of 2024 they will look at issues that will encompass the entire community. PlaceSense will have an email list serve and send out email blast updates. They will post meeting dates and times on the town website.
- **Q&A:**
- **Pam Brangan:** You mentioned town's Neighborhood Development Area (NDA) designation. Can you expand on why Shelburne should be interested in it? Does it need to be adjacent to a "Village" designation? Answer: yes ... within a half mile of village center.
- **Joyce George:** If there is a conflict between Shelburne's zoning regulations and S-100, would S-100 take precedence? Answer: yes. S-100 (the Home's Act) would override local regulations.
- **Mark Capeless:** If you are familiar with the Crombach project, can you talk about how other communities have solved the dilemma of local opposition to projects with more density? Answer: Rod said he couldn't comment on that specific project. He did encourage a broad dialogue about the points of conflict. It's a broader conversation about the desire to build a community that accounts for different levels of price, different levels of accessibility, etc.
- **ACCESSORY DWELLING UNITS:** Rod said that Shelburne could consider removing owner-occupancy requirement for ADUs. The complexity of being a landlord and having a tenant in close proximity can be challenging. Frequently the ADU doesn't pan out as a more affordable part of the housing supply because people find the responsibility of being a landlord overwhelming. Pam explained that the Housing Cmte has been interested in promoting ADUs in Shelburne.

## 5. Other Business

- Committee recruitment – Pam invited Nikki to introduce herself. She is a multigenerational native Vermonter. She lives in a duplex in Vermont. She has been looking for a Shelburne opportunity to serve.
- Committee members shared their personal background for the benefit of Nicki and Town Manager Matt Lawless.
- We will skip our July 3<sup>rd</sup> meeting
- Our next meeting will be Monday, Aug 7<sup>th</sup>

## 6. Meeting adjourned at 7:18 pm