

MINUTES
Shelburne Housing Committee
Monday, August 7, 2023
6:00 PM

Attendees:

Committee Members: Mark Capeless, Julie Gaboriault, Peg Rosenau, Maria McClellan, Nikki Stevens.

Absent: Pam Brangan, Joyce George.

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

Mark called the meeting to order.

1. Approval of Agenda:
 - Unanimously approved
2. Approval of June 5th, 2023 Minutes:
 - Motion to approve minutes -- Mark ; Second – Julie. Approved.
3. Mark declared the meeting open to the public.
4. Housing Booklet
 - The Committee unanimously voted to post the Housing Booklet to the Housing Webpage, Planning & Zoning Commission webpage on the Town Website. Motion to post: Maria. Second: Julie.
5. Town Budget for FY 2024-25
 - Matt Lawless, Town Manager, asked for input regarding any big ticket expenses that the Housing Cmte would like to include in the budget.
 - There was a discussion around creating a Housing Trust Fund or seeking philanthropic funding to contribute to costs for a new affordable housing development on one of the few remaining large properties that are buildable.
 - Aaron raised the idea of creating a packet capturing and presenting all of the resources that we could give to people who are searching for housing.
 - Matt raised the idea of the Town purchasing land outside the town sewer district – more rural – to create more housing.
6. Shelburne Forward Together
 - Peg attended the Housing break-out group.
 - The Housing discussion touched on:
 - Professionals making six-figure salaries can't find housing in our town.
 - We also need more affordable, changing zoning for multi-family housing.

- We need incentives for land owners to sell their land for innovative development.
 - Champlain Housing Trust has successfully pursued grant funding.
- Peg found the discussion really well organized, well attended. Everyone really engaged.
- The Committee also discussed the idea of creating new neighborhood developments with diverse housing opportunities.
- Aaron and Matt discussed the idea of renovating existing derelict properties that need rehabilitation – the Creamery, the Red Apple motels and the Sirloin Saloon building.
- The Shelburne Forward Together follow-up meeting will be held on Tuesday, August 22nd.

7. Other Business

- Our next meeting will be Monday, September 11th (to avoid Labor Day).

8. Meeting adjourned at 7pm