



## Affordable Housing Committee

Town Of Hinesburg  
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### Meeting Minutes

March 5, 2014

**Committee Members Present:** Rocky Martin, Carl Bohlen, Julie Pierson, Amelia Norris, Bruce Wheeler, George Bedard, and Dale Wernhoff.

**Also Present:** Ben Avery, Vice President of Marketing and Development, Black Rock Construction

The meeting came to order at approximately 7:05 PM

#### Haystack Crossing

Ben Avery from Black Rock Construction presented their plans for the Haystack Crossing Development, which is on the west side of Route 116 just north of Kinney Drugs. Numerous topics were discussed, including:

- Density (the density shown on the current Concept Plan is actually 20 units over the base density; this will be corrected);
- Affordable units (currently 32 townhouses but they would like to increase to 40 units);
- Partnering with a non-profit affordable housing agency (currently no plans in the works);
- Senior housing (this option is on the table, particularly if the units are level 1 senior housing and Black Rock could partner with a senior housing non-profit);
- Unit sizes; and
- Building site issues.

After Ben departed we discussed these topics at length, aiming towards writing a letter for the committee to send to the DRB with our thoughts on the project.

The meeting was adjourned at approximately 9:20 PM

#### Next Meeting

April 2<sup>nd</sup> – Review the outcome of the following pending town board meetings:

- 3/17/14 Select Board meeting regarding Cathedral Square's renovation plans for Kelley's Field;
- 3/18/24 DRB meeting regarding Black Rock Construction's plans for Haystack Crossing; and
- 3/24/14 Select Board meeting regarding Champlain Housing Trust's plans for affordable housing at the Green Street development.

Also, draft our written response to Black Rock's presentation for submittal to the DRB; respond to Hinesburg Select Board member Tom Ayer's concerns from our 9/04/13 meeting; and any other remaining/continuing agenda items.

Respectfully submitted,  
Dale Wernhoff