



Affordable Housing Committee

Town of Hinesburg
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Meeting Minutes - December 3, 2014

- Approved 2/04/15 -

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

Also Present: Dan Baker, UVM Assistant Professor in Community Development and Applied Economics

Jan Blomstrann, Chairwoman and CEO, Renewable NRG Systems

Jeff Glassberg, Principal, Jeffery D. Glassberg Real Estate Development Services

Paul Markowitz, Community Energy Program Manager, Efficiency Vermont

The meeting came to order at approximately 6:35 PM.

Renewable NRG Systems Master Plan

Jan Blomstrann and Jeff Glassberg gave a partial presentation of their master plan for the NRG property. Jan gave us a brief history of NRG in Hinesburg. She indicated that she did not wish to actually develop the property herself but rather wanted to prepare a master plan for the 66-acre parcel to dictate the direction of any future development. Jeff revealed a mixed-use plan containing areas for commercial, light industrial, and manufacturing uses. There were also eight units of higher end housing, 63 units of mixed housing (single units, duplexes, and quadplexes), and 36 units of rental/senior housing; 80% to 90% of the 36 would be affordable. They've shown their plan to many area developers to gauge who is interested in implementing this. One of these developers is BlackRock Construction which is the developer of the Haystack Crossing Property directly across Route 116. Carl questioned if BlackRock's plans impact NRG's. Jan and Jeff indicated that their plan emphasizes commercial development with job creation along with some housing while BlackRock's plan stresses residential with some commercial so they feel the two developments can coexist. Jeff had a few questions regarding density calculations. He also indicated they are looking at various options to contain costs, such as road widths. They plan on submitting their application to the DRB this month.

High Performance Mobile Home Park

Paul Markowitz came to discuss the potential for a mobile home park with every unit either provided with efficiency upgrades or replaced by a high efficiency unit. Other ideas are for a net-zero park or a tiered plan – full replacement of some units to tightening up others to replacing appliances in additional units. Paul will have an RFP out this spring. If approved, these funds will go towards new appliances or weatherization, not to subsidize the purchase of new mobile homes. Paul also updated us on many of the efficiency programs he has in place.

Efficiency Vermont Mobile Home Efficiency Coach Program

We're still in the process of obtaining energy usage data from all five units that received efficiency improvements. Dan has a student who is interested in compiling this data into a useful report. We'll have a special meeting in January to brief the student. Paul loved our approach with the program. We indicated to Paul that with the available funds we were only able to complete 25% to 30% of the efficiency improvements at each of the five units. Had more funds been accessible the efficiency gains would have been even greater.

Minutes

We reviewed the 11/05/14 minutes. George motioned they be approved and Amelia seconded. They were approved by voice vote.

The meeting was adjourned at approximately 8:30 PM.

Next Meeting

January 7th – complete agenda items tabled from this and previous meetings (see posted agenda for items).

January 21st – special meeting to brief UVM student on the Efficiency Coach Program.

Respectfully submitted,
Dale Wernhoff