



Affordable Housing Committee

Town of Hinesburg
10632 Route 116 Hinesburg VT 05461
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Meeting Minutes – June 24, 2015

- Approved 9/09/15 -

Committee Members Present: Rocky Martin, Carl Bohlen, Amelia Norris, and Dale Wernhoff.

Also Present: Alan Norris, Meadow Mist Developer
Brett Grabowski, Hinesburg Center II Developer

The meeting came to order at approximately 7:05 PM.

Meadow Mist Development

Alan Norris came to discuss his development that will be on the west side of Route 116 about a quarter mile south of the Hinesburg Community School. He has approval for 24 units, all for sale (no rentals). One unit will be perpetually affordable. All units will be built to the National Green Building Standard. This is a partnership between the National Association of Home Builders and the International Code Council to provide environmentally sound practices throughout a buildings lifecycle. The development has also applied for and received a Neighborhood Development Area designation from the Vermont Agency of Commerce & Community Development. This is to encourage growth adjacent to established village centers. One advantage of this designation is it makes it easier for the development to apply for grants for infrastructure (sidewalks, etc.) or other needs. Alan is expecting to start site work in spring 2016.

Efficiency Vermont Mobile Home Efficiency Coach Program

With the completion of UVM student Rachel Heath's reports on mobile home efficiency in the Mountain View Mobile Home Park, this project is now done and complete (see prior minutes for additional information). The final step is for Rocky to send the report regarding actual improvements provided at the park and the efficiency gains that were recorded to Efficiency Vermont, a sponsor of the program.

Green Street Development

This development on the Hinesburg-Charlotte Road has all of its permits except for the water permit due to the town's current water supply issues. The developer, Snyder Homes, is currently trying to resolve this issue with the necessary parties.

Hinesburg Center II Development

Brett Grabowski stopped in to go over his project which will be located behind Kinney Drugs and north of his Creekside development. This development will have 69 units in a mix of apartments, condos, townhouses, and single family homes. Nine of the apartments, all rentals, will be affordable. There will also be some commercial space similar to the current Kinney Drugs development. He has sketch plan approval from the DRB but he's at least two years away from breaking ground. His project will be on the Select Board's agenda at their next meeting.

Wastewater Issues

The town has a moratorium on additional wastewater allocation beyond projects that have already been approved due to reaching full capacity at the town plant. The Meadow Mist and Green Street projects have their allocation. The Hinesburg Center II project is trying to receive an exemption. The other two large projects currently in the works, Haystack Crossing and NRG Systems, do not have any allocation yet.

Minutes

We reviewed the 3/4/15, 3/18/15, 4/1/15, and 4/22/15 minutes. Rocky motioned they be approved and Carl seconded. They were approved by voice vote.

The meeting was adjourned at approximately 8:35 PM.

Next Meeting –

August 5th or September 2nd, to be determined (note there will not be a July meeting) - Draft committee comments to the DRB on the NRG Systems master plan, and any other items to be determined (refer to the meeting agenda posted to the HAHC page of the town's website).

Respectfully submitted,
Dale Wernhoff