



Affordable Housing Committee

Town of Hinesburg
10632 Route 116 Hinesburg VT 05461
802.482.2281 | hinesburg.org

Meeting Minutes – February 3, 2016

- Approved 3/02/16 -

Committee Members Present: Rocky Martin, Carl Bohlen, George Bedard, Julie Pierson, Andrea Brainard, and Dale Wernhoff.

Also Present: Andrea Morgante

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

Housing Needs Assessment Update

Carl and Julie attended the 12/21/15 Select Board meeting to request \$4000 be added to the town budget to update the Housing Needs Assessment we commissioned in 2010. Our request was denied. An updated needs assessment is a legitimate tool for the town in determining water and sewer requirements and for planning policy so we believe it should be updated soon. Other potential sources of funding are the CDBG funding for Vermont Smoke and Cure, the Hinesburg Economic Development Committee, or the Hinesburg Land Trust. We'll investigate these options.

Accessory Apartments

We discussed the use of accessory dwelling units (ADU's) as a means to expand affordable housing in town. These are one-bedroom apartments that are either within or detached from an owner occupied house. These would provide young/first time renters a starter home or allow older homeowners to transition to a smaller home while aging in place. It was suggested we invite Annie Geratowski, the Hinesburg Development Review Coordinator, to our next meeting to explain the zoning regulations involved.

Written Materials for Future Community Outreach

Andrea drafted a pamphlet for our use in acquainting people with the role of the Hinesburg Affordable Housing Committee. We reviewed the pamphlet and offered a few revisions and suggestions. Andrea will update the pamphlet and we'll reassess it at our next meeting.

Leads on New HAHC Members

Our committee is two members short of a complete nine member committee. Every current member is going to contact one person to see if they would like to join or if they know somebody who would. George suggested seeing if a member of either the Development Review Board or the Select Board would like to join so they could have a little more insight into our objectives.

Green Street and Kelley's Field Updates

Green Street (multi-unit affordable housing rentals) – Site work started in December. The foundations are in and Snyder Homes, the developer, is expecting to complete the development this fall. Kelley's Field (multi-unit senior housing rentals) – The renovation/updating of these apartments is complete except for some minor work that will occur in the spring. Cathedral Square took over the site management in December.

Status of Other Pending Housing Projects/Comments on Hinesburg Center Phase 2

Brett Grabowski of Milot Real Estate, developer of the Hinesburg Center Phase 2 project, cancelled his presentation to the DRB at their last meeting. We'll provide comments to his proposal after his presentation. There is enough existing waste water capacity for this project but not for the other two big ones, Haystack Crossing and Wind Energy Associates. Additionally, all three projects need a water supply plan as the new town wells only cover the town's current water needs. The three projects may combine forces on a water and sewer solution.

Minutes

We reviewed the 11/4/15 minutes. George motioned they be approved and Julie seconded. They were approved by voice vote.

The meeting was adjourned at approximately 8:45 PM.

Next Meeting

March 2nd – Invite Annie Geratowski, the Hinesburg Development Review Coordinator, to explain the zoning regulations involved with accessory apartments, while Carl provides additional information on them; and review Andrea's next pamphlet draft.

Respectfully submitted,
Dale Wernhoff