



Affordable Housing Committee

Town of Hinesburg
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Meeting Minutes – March 2, 2016

- Approved 4/06/16 -

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

Also Present: Annie Geratowski, Kathryn Braden

The meeting came to order at approximately 7:05 p.m.

HAHC History

Kathryn Braden, a recent resident of Hinesburg, has expressed interest in joining the committee. We provided her a brief history of the committee and our efforts to this point. We also provided some background information on ourselves, and Kathryn reciprocated.

Accessory Apartment Discussion with Annie Geratowski

Annie is the Development Review Coordinator for the town of Hinesburg. We invited her to tonight's meeting to inform us of the zoning regulations for an accessory apartment in town. Annie provided us a copy of the Hinesburg zoning regulations that pertain to accessory apartments (section 5.9) and a flyer, "Adding an Apartment to Your House", by the Department of Housing & Community Development. By definition, an accessory apartment (also known as an accessory dwelling unit or ADU) is a separate, secondary dwelling unit on a single-family property. It can be in the principal building, such as a basement apartment, or in an accessory building, such as a carriage house or converted garage. There are a few restrictions, the largest of which is adequate sewer capacity, which can be costly to ensure.

Housing Needs Assessment Status Update

We've been looking for a source to provide funding for an updated housing needs assessment. We are awaiting word on if the Hinesburg Land Trust is interested. Barring that, we may investigate the CDBG funding for Vermont Smoke and Cure. Hinesburg gets to keep half the repaid principle on the loan which may be a source of funding.

Written Materials for Future Community Outreach

Andrea is working on an informational pamphlet explaining who we are and what we do. She provided a second draft of the pamphlet based on the comments from our last meeting. There were additional revisions we thought would be helpful. Carl is forwarding the revisions to Andrea. We also need to figure out the pamphlet's layout. We'll continue this to our next meeting.

Update on Leads on New HAHC Members

No news on filling the two vacancies on the committee, with the exception of Kathryn (see above).

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, has asked the DRB for a continuance of his project presentation until April. We'll provide comments to his proposal after his presentation. We provided Kathryn with updates on the other current and pending projects in town, namely Green Street, Kelley's Field, Haystack Crossing, Wind Energy Associates, and Meadow Mist.

Minutes

We reviewed the 2/03/16 minutes. Carl motioned they be approved and Julie seconded. They were approved by voice vote.

The meeting was adjourned at approximately 8:45 PM.

Next Meeting - April 6th – Topics to be determined.

Respectfully submitted,
Dale Wernhoff