



Affordable Housing Committee

Town of Hinesburg
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Meeting Minutes – April 4, 2018

- Approved 5/09/18 -

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

Also Present: Ben Avery, and Enrique Peredo

The meeting came to order at approximately 7:00 PM.

Discussion of Haystack Crossing Phase I

Ben Avery, Vice President of Marketing and Development for BlackRock Construction, came to give us an update on their Haystack Crossing project. The site is located on the west side of Route 116 in the field north of Kinney Drugs and south of Shelburne Falls Road. The entire project includes 219 housing units along with 56 units of congregate senior housing and some commercial and/or possibly light industrial space. Phase I will include 53 housing units, 37 free standing (individual homes) and 16 additional (apartments), along with the 56 units of senior housing. Ben gave us insight into the different levels of care for senior housing and said that BlackRock would tailor this senior housing to the needs of the community. Ben also discussed the costs involved with a project of this scope. BlackRock is looking to work with a non-profit agency for both the senior housing and any affordable housing in the project. Barring any issues, BlackRock is expecting to break ground on phase I in 2020 and planning on about five years to complete.

Subcommittee Report on Joint Project with Energy Committee

Work continues on our joint project regarding energy alternatives for residential units along the new natural gas line on Richmond Road. We're meeting with the UVM students that are aiding us on a weekly basis. The students have been tasked with collecting data on the topic from a variety of sources, developing a survey regarding the issues, and if time allows, compiling the survey results into a useful format.

Update on Sunset Lake Villa Mobile Home Park Sale

There's no news since our last meeting regarding the sale of the park to the coop formed by the residents. The current owner, who rejected the coop's offer, is still holding out for higher bids. The local papers have printed articles on the issue. We'll continue to monitor the situation and help in any way we can.

CCRPC 4/30/18 Housing Committees Meeting

The Chittenden County Regional Planning Commission is sponsoring a county-wide meeting of affordable housing committees. The purpose is to share what items the individual committees are working on and any issues they have had. This may become a recurring event.

Pending Housing Projects

At our next meeting we are going to get an update from Bret Grabowski of Milot Real Estate. Bret is the developer of the Hinesburg Center II project. Phase I of the project was the Kinney Drugs store and the surrounding buildings. Phase II will be west of Kinney Drugs and north of the Creekside development.

New Leads on HAHC Members

We are hoping to fill our vacancy on the committee in the next few months. We have had some recent interest in the position.

Minutes

We reviewed the 3/7/18 minutes. George motioned they be approved and Andrea seconded. They were approved by voice vote.

The meeting was adjourned at approximately 9:00 p.m.

Next Meeting

May 9th – Meet with Hinesburg Center II developer for project update; other topics to be determined; see agenda on town website

Respectfully submitted,
Dale Wernhoff