



Affordable Housing Committee

Town of Hinesburg
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Meeting Minutes - June 6, 2018

- Draft -

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

Also Present: Jan Blomstrann

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

Jan Blomstrann to discuss Wind Energy Associates Project: Jan Blomstrann is the former owner and CEO of NRG Systems in Hinesburg. She retained ownership of 66 acres surrounding her prior company which she plans to develop as the Wind Energy Associates Project. In October 2015 she received sketch plan approval for a mixed-use development containing residential units along with office and commercial/light industrial/manufacturing space. According to Jan, zoning will not allow any retail in this area. Jan's plan is to guide the project through the permitting process but hand off the actual development to another party. Jeff Glassberg, a real estate development consultant, is working with Jan to find a developer. Due to the town's water and sewer woes, the development has been in a holding process for the last three years. The original plan was to include 101 dwelling units but that total is now down by a little bit; Jan was unsure of the current total. The mix of units is to include single family, duplex, and senior housing. She has had preliminary talks with both Champlain Housing Trust (a Community Land Trust that promotes permanently affordable housing) and Cathedral Square (a nonprofit organization advocating for senior housing) about partnering or even taking the lead on the project. Jan is hoping that the project will be able to move forward soon.

Housing Needs Assessment Publicity: Julie has written the first two installments of abbreviated data from our updated Housing Needs Assessment (www.hinesburg.org/ahc.html). We're hoping to publish these summaries in the local papers on a monthly basis. George is composing the third installment.

Update on Sunset Lake Villa Mobile Home Park Sale: Still no news on the sale of the park. Carl is going to reach out to see if there is any new information.

Pending Housing Projects (Hinesburg Center Phase II): In April we met with the Haystack Crossing Phase I developer in the Village NW zoning area. This month we met with the Wind Energy Associates Project planner (see above) in the Village NE zoning area. At our next meeting we hope to meet with the developer of the Hinesburg Center Phase II development which will be in the Village zoning area

behind Kinney Drugs. Also of note, the Meadow Mist Project on the south side of the village has started site and infrastructure work this week.

Tri-Fold Brochure Update: Dale has started some preliminary work on a brochure to illustrate what our committee does and hopes to have a draft available for a future meeting.

Town Plan Housing Action Items: This fall our committee will review the nine action items from the updated Hinesburg Town Plan regarding affordable housing.

New Leads on HAHC Members: We have one vacant seat on our committee and are hoping we can fill it in the near future. If anyone is interested please go here: <http://hinesburg.org/vacancies.html>.

Minutes: We reviewed the 5/09/18 minutes. George motioned they be approved and Julie seconded. They were approved by voice vote.

The meeting was adjourned at approximately 8:20 p.m.

Next Meeting – August 1, 2018 - Meet with the Hinesburg Center II developer for project update; other topics to be determined; see agenda on town website.

Respectfully submitted,
Dale Wernhoff