



Affordable Housing Committee

Town of Hinesburg

10632 Route 116 Hinesburg VT 05461

802.482.2281 | hinesburg.org

Meeting Minutes – May 5, 2021 Remote Zoom Meeting – 7:00 PM DRAFT – SUBJECT TO APPROVAL

Committee Members Present: Carl Bohlen, Mary Beth Bowman, Kellie Stoll, Emily Raymond, Rocky Martin, and Dale Wernhoff.

Also Present: Amy Demetrowitz

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

Amy Demetrowitz, Champlain Housing Trust, to Discuss Rental Housing Crisis: Amy Demetrowitz, Chief Operating Officer for Champlain Housing Trust (CHT), came to tonight's meeting to talk about the current rental housing crisis. The target vacancy rate is 5%. Prior to Covid-19, the vacancy rate was 2.6%; currently it's at 1.1%. While Hinesburg does utilize inclusionary zoning and density bonuses for new rental units, the town needs to get the new well and the new sewage treatment plant online before CHT can look at building anything in town. It would be a good time to do a project if we could because there is a lot of federal funding available for the next two to three years.

Accessory Apartment Video Project Discussion: Rocky supplied a rough draft of the video which we all agreed looked good. We did get clearance to use our town funding from the current fiscal year and the next fiscal year to cover the costs. For the second Accessory Dwelling Unit (ADU) there was no preference among committee members whether it should be within a main residence or in a separate building. It was noted that the Zoning Department stated that almost all of the requests for ADU's are located in a separate building. We also agreed that this should be a short, straight to the point video, with more in-depth information to be linked to the town's web site.

Update on Meadow Mist Inclusionary Zoning Affordable Unit Marketing Plan: Greentree Real Estate is fine tuning the marketing plan for the affordable unit in this development. We hope to have an update at our next meeting.

Update on Listing of Affordable Units on Town Website: Carl sent the listing to the Planning and Zoning Department after we reviewed it at our 4/7/21 meeting. We haven't received any feedback yet, particularly regarding the inclusion of affordable units in the permitting process and not actually available yet.

Meadow Mist Sidewalk Delay Request: The Meadow Mist developers have asked to delay their requirement to build a sidewalk from the development to the Hinesburg Community School.

Originally, they were required to have the sidewalk installed before they could start on the fourth and fifth buildings. The sidewalk installation timeline is actually under the Vermont Department of Transportation's control. Currently it looks like it will not be started until 2022 at best. In the meantime, the developer wants to finish off the last two buildings so final grading and landscaping can take place and to keep costs down due to material price increases related to the Covid-19 pandemic. The Development Review Board agreed to amend the original stipulation to having the sidewalk done (or the developer's monetary portion in escrow) before the last unit receives its certificate of occupancy.

Carse Property No Go Information: The Carse family has given the town first option to buy a 291-acre parcel that has frontage on Lincoln Hill Road. Hinesburg could purchase it with the help of the Hinesburg Land Trust and the Vermont Land Trust. Carl went on a tour of the property to see if there were any potential building lots for a collaboration with Habitat for Humanity. Unfortunately, there was no adequate site for housing on the property.

Green Mountain Habitat for Humanity Burlington Home Tour Option: Carl has information on a Habitat for Humanity home that will be available to tour if anyone is interested. Later this year, there will be a four-plex available to tour. The four-plex is currently under construction and is being overseen by Champlain Housing Trust.

Future Meeting and Topics: Carl has reached out to a town resident who is seeking stories from tenants regarding housing issues they've faced in Hinesburg.

Approve Minutes from April 7th: We reviewed the 4/7/21 minutes. Kellie motioned they be approved and Mary Beth seconded. They were approved by voice vote.

The meeting was adjourned at approximately 8:40 PM.

Next Meeting –

June 2nd – Topics to be determined; see agenda on town web site.

Respectfully submitted,

Dale Wernhoff
HAHC Secretary

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