



## **Affordable Housing Committee**

Town of Hinesburg  
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### **Meeting Minutes – October 2, 2019**

**Hinesburg Town Hall, 3rd Floor Conference Room – 7:00 PM**

- Approved 11/06/19 -

**Committee Members Present:** Carl Bohlen, Andrea Brainard, George Bedard, and Dale Wernhoff.

**Also Present:** Alex Weinhausen

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

#### **Alex Weinhausen to Discuss Water/Waste Water Availability & Allocation Fees**

Alex Weinhausen, Director of Planning and Zoning for the town of Hinesburg, attended our meeting to update us on the latest water and waste water news. Water: The town has 11,873 gallons per day (GPD) available to allocate with our current wells which is the equivalent of approximately (40) two-bedroom homes. To increase capacity, a test well was drilled on the Haystack Crossing site which is being developed by BlackRock Construction. This well is promising but the final numbers won't be available until later this year. If it does have the flow rate the town is looking for, to bring the well online would cost \$500,000 to \$750,000. This would have to go to a bond vote but at this time the Select Board has no timeline on when they will present this to voters. Waste water: The town's current excess capacity is 67,812 GPD or roughly (325) two-bedroom homes. The problem here is that the state of Vermont has passed new waste water regulations that all treatment plants need to meet. Due to the age and design of our treatment plant, to bring it up to code with the new regulations will require a complete rebuild at a cost of \$11,700,000, which is much more than what was anticipated. This upgrade theoretically needs to be completed by 2023 so this is the more pressing issue for the Select Board. The town is looking at ways to fund this but no funding path has been selected yet.

#### **Town Plan Housing Action Items**

We reviewed the town plan items that relate to affordable housing with Alex to make sure we are following the guidelines as prescribed in the plan. After review we are in compliance. Alex suggested referencing the action items in the committee summary in the annual town report. Alex can then use the summaries as a reference when it's time to update the town plan.

#### **Hinesburg Center Phase II Discussion**

The status of any affordable housing in the next phase of this project is dependent on the total build out of the entire remaining project. Right now, the developer, Milot Real Estate, is trying to determine

how many more units and at what density they would like to complete the project. Once this number has been determined they will know how many affordable housing units will need to be incorporated in the next phase.

### **Tri-Fold Brochure Update**

Dale is updating the contents to match the latest Housing Needs Assessment. There are also some formatting issues to work through.

### **New Leads on HAHC Committee Members**

Our committee is now down two members and may be down a third member by next summer. We may look into contacting former members to see if they have any interest in rejoining.

### **Future Meeting Topics**

Alex provided us with a few of his thoughts/ideas on projects that we should look into or review. We'll work on these at future meetings.

### **Approve Minutes**

We reviewed the August 14, 2019 minutes. George motioned they be approved and Andrea seconded. They were approved by voice vote.

The meeting was adjourned at approximately 9:10 p.m.

**Next Meeting** – November 6<sup>th</sup> – Topics to be determined; see agenda on town website.

Respectfully submitted,  
Dale Wernhoff, HAHC Secretary