



## **Affordable Housing Committee**

Town of Hinesburg  
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### **Meeting Minutes – March 4, 2020**

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

- Approved 10/07/2020 -

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

**Also Present:** Ben Avery

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

#### **Ben Avery, BlackRock Construction to Discuss Phase 1 of Haystack Crossing**

Ben Avery, Vice President of Development for BlackRock Construction, provided us with an update on the Haystack Crossing project. The project will be developed in two phases, with phase 1 being in two parts, 1A and 1B. There is wastewater allocation for the entire phase 1. Phase 2 is dependent on an upgrade to the town's wastewater treatment facility. Phase 1A has a supply water allocation while phase 1B will have to wait for additional town water. A test well was drilled on the Haystack Crossing property and all signs point to this well coming online in mid to late 2021. Since his last visit with us at our 10/3/18 meeting, BlackRock has maintained the ten perpetually affordable units in their planned 50-unit senior housing building in phase 1A and increased from five to ten the number of affordable units in phase 1B. All phase 1A affordable housing units will be rentals while all phase 1B units will be for sale. The phase 1A affordable senior units will be spread out between one bedroom, one bedroom with den, and studio apartments. There will be two-bedroom units in the senior housing but they don't work in their economic model as affordable. The exact breakdown of the phase 1B affordable units is to be determined. BlackRock also has no objection to accessory dwelling units being allowed throughout the development, although that could change when BlackRock turns over the control of the development to the homeowner's association.

#### **United Church of Hinesburg Lot Discussion**

George indicated there are two options for sewage treatment for this lot. Option A would be an onsite system but due to the soil type and adjacent wetlands the system would probably be an expensive custom one. Option B would be to hook up to the town wastewater system but that would require pulling a wastewater line beneath the wetlands and the La Platte River, which would also be expensive. Neither option lends itself to affordable housing. On a related note, the town's Energy Committee is looking into the feasibility of a solar farm on this site.

**Review Town Owned Land Map for Possible Site**

George investigated this option further. He couldn't find any parcel of suitable land that did not have deed restrictions.

**New Leads on HAHC Committee Members**

Our committee is now down two members and may be down a third member by this summer. Please let us know if anybody is interested in joining.

**Approve Minutes**

We reviewed the 1/08/20 minutes. George motioned they be approved and Andrea seconded. They were approved by voice vote.

The meeting was adjourned at approximately 8:50 PM.

**Next Meeting** – April 1<sup>st</sup> or May 6<sup>th</sup> – Topics to be determined; see agenda on town website.

Respectfully submitted,

Dale Wernhoff  
HAHC Secretary