**Rockingham Incremental Development Working Group (RIDWG)**

*Meeting Notes*

*July 28th, 3:30 pm, Waypoint Center*

Present: Pat Fowler, Skye Peebles, Mark Westa, Kristen Fehrenbach, Sue Westa, Robert Mcbride, Betsy Thurston, Bonnie North, Charles Norris-Brown, Paul Martorano, Bruce Whitney, Mario Hernandez-Kenyon, Duane Case, John Dunbar, Jeff Dunbar, Gary Fox, Jake Hemmerick, Sarah Lang

Jacob Hemmerick, VT DHCD: [Neighborhood Development Areas](https://accd.vermont.gov/community-development/designation-programs/neighborhood-development-areas)

* Jake met with Gary and Sarah earlier in the day to talk in detail about the NDA program. You can learn more at the link above. Jake presented to RIDWG and there seemed to be a consensus that this would be a good thing to pursue. Gary will continue to connect with Jake to outline next steps.

Sue Westa, WRC: regional perspective on zoning and land use updates

* Brattleboro: zoning changes for increased density, adding additional units, infill development, Neighborhood Development Area (near Exit 1)
  + 20-30 new units added in town because of these changes
  + Prouty Development Project something to watch
* Putney: affordable housing development with potential zoning changes
* Wilmington/Dover: increased density, increased affordable housing
* Regional Issues: water/wastewater limits (Grafton, Jamacia, Londonderry working on this issue in their town), volume of permit requests.
* Southeastern VT Housing Coalition meetings: 2nd Tuesday of the month at 3pm, on Zoom
* Bylaw Modernization Grants: [more info here](https://accd.vermont.gov/community-development/funding-incentives/municipal-planning-grant)

Zoning and Land Use

Town Plan Land Use chapter and Zoning Bylaw updates: Put together a small group to review updates and to provide comments, based on what has been learned during the IncDev process, during the public comment period.

* PC meeting on 7/29. John Dunbar will have more information on how we can provide input to the updates
* Conversation at PC meeting to discuss this working group to present at an upcoming PC meeting
* Density needs to be addressed!

·Existing Property Owner Outreach

Building Inventory/Property Owner List

* Pat brought list to meeting. Discussion around not duplicating efforts
* Property Data Links from Bonnie:
* **Vermont Interactive web viewer**

click, and keep clicking, to zoom in. Select PARCEL from left hand menu to get info on property. See details in parcel to get parcel ID:

[**https://maps.vermont.gov/vcgi/html5viewer/?viewer=vtmapviewer**](https://maps.vermont.gov/vcgi/html5viewer/?viewer=vtmapviewer)

* **New England Municipal Resource website:**

Web Data online resource, create password etc and log in. Select Rockingham and then select CAMA. Search in CAMA with parcel ID from interactive map web viewer:

[**https://www.nemrc.info/web\_data/index.php**](https://www.nemrc.info/web_data/index.php)

* What do we want to do with this list?
  + Information gathering! How many renters? People? What shape are properties in? Is there an elevator? Are they up to code?
* WWHT has resources for property owners
  + Sarah to reach out to BRUCE to get list of resources
* Rental Ordinance (Chuck and Shaun) seem to be doing similar things
  + PAT to reach out to Chuck and Shaun about this process they are working on to see how their goals overlap with ours and where we can help and not duplicate efforts

Landlord Group: Gary sent out recording and notes from first meeting held by the Housing Coalition of Southeastern Vermont.

* What are the next steps for those who have joined this group?
* See note above about monthly meetings

Website updates with IncDev content (Town and BFDDA websites)-

* Both websites have IncDev content on it
* PAT to link to Town’s page on BFDDA page

Opportunity: Carriage Houses into ADUs (existing structures easier to modify and less costly than building new, generally)

* Jeff reported documenting 42 carriage houses just in one drive around town.
* Streets that have many: Atkinson St, School St., Henry St.
* A couple already converted: 24 Pine St., 29 Center St.
* Seven Days Article on ADUs from Sue Westa: <https://www.sevendaysvt.com/vermont/two-burlington-residents-talk-accessory-dwelling-units-pros-and-cons/Content?oid=33203355>
* JEFF and BETSY to continue to fill out list documenting Carriage Houses
* JAKE to connect SARAH with Tyler Moss as a resource
* WWHT Resources: Vermont Housing Incentive Program (VHIP) [More info here](https://legislature.vermont.gov/Documents/2022/WorkGroups/Senate%20Economic%20Development/COVID-19%20Economic%20Recovery/Economic%20Development/W~Chris%20Cochran~Vermont%20Housing%20Investment%20Program~1-28-2021.pdf)
* Brattleboro Area Affordable Housing (BAAH): [ADU assistance](https://baahvermont.org/our-programs/apartments-in-homes/) program. Provide TA to help homeowners create ADUs in SFH
* Idea: Accessible Information Packets on how people can access ALL THE RESOURCES
  + Development pathways
  + Resources
  + Postcard? In next Tax Bill?
* Upcoming “What Municipalities Need to Know about ADUs” webinar with VLCT and Jacob Hemmerick: <https://www.vlct.org/event/accessory-dwelling-units-and-farm-businesses-%E2%80%93-what-your-municipality-needs-know>

Target Market Analysis (Residential and Commercial)

Summary of TMAs: Placed on town and BFDDA website to be more accessible: [Intro to TMA Presentation](https://brattleborodevelopment.com/incdev-rockingham/#1609426265440-66298ee2-e920), [Review of Rockingham TMA](https://brattleborodevelopment.com/incdev-rockingham/#1616779752943-832ac2e1-3282)

* Up on Town and BFDDA websites

Sharing TMA Documents

* Sam (J+H)- Not ready for TMA but Betsy will stay connected with him
* SARAH to share TMA with Mario

Knowledge Sharing

Sharing the general IncDev information with a wide audience of people and organizations

* Create a summary of the process and press release.
  + DUANE to send summary to Gary and Sarah
  + “Need to know vs Nice to know”
  + Press Release should still be done at some point

Topics and Teachings that local small developers should learn about/want to learn about:

* Does it Pencil? How to do a Pro Forma
* SARAH working with instructor to schedule this training
* First Time MFH Homebuyers series (geared towards Gen Z, Millennials)
* SARAH meeting with WWHT in August

Other Training Ideas:

* Presentation on Neighborhood Development Area
* VHIP presentation
* BAAH ADU conversion presentation/training
* Condo Conversion—Need Lawyer
  + Putney (Yellow building across from P.O.) as an example? SARAH to look into
  + SARAH AND BONNIE to connect over this topic
* Pre-purchase training/coaching with WWHT

Beautification Matching Grant (like [Oswego Renaissance Association](https://www.oswegonyonline.com/))

* SKYE to send Sarah her notes to share with the group
* Sustainable Rockingham Group has created “neighborhood clusters” that could be a good framework to work off of if a program like this takes off
* Learn more about ORA [HERE](https://brattleborodevelopment.com/knowledge-bites/#1582743928596-2a8564f1-5858)

Items Tank (Ideas that have come up in previous meetings):

· Attend a Planning Commission meeting

* To present? To learn? To connect?

· Sharing TMA Documents

* Listers, bankers, employers, business owners, Selectboard, trustees

· Sharing Knowledge:

* Put summary in the Tax (7/8) or Water (Fall ’21) bill, something everyone has to at least open (whether or not they pay it)
* Share findings with employers, from Town of Rockingham
* Send letter to large employers giving an overview of the IncDev process, the outcomes/findings, and signal that a lot of this work connects to their workforce’s needs. (Gary?)

· Topics and Teachings that local small developers should learn about/want to learn about:

o Condo Conversion

o Ownership vs Management

· Downtown’s Upper Stories:

· Help “ready to rent” units get tenants.

o How do we find those units?

o Where do we help promote them?

· Lessons learned from Howard Block and Exner Block

o Presentation? Conversation?

· How do we utilize all these flat roofs?