

## Rockingham Incremental Development Working Group (RIDWG)

*Notes from June 30<sup>th</sup>, 2021, Waypoint Center*

In Attendance: Robert, Marsha, Jeff, John, Duane, Betsy, Gary, Pat, Deb, Alan, Jon, Jen

Highlighted portions are ready to go tasks to be completed

### 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 public comment period.
    - JOHN D. to find out timeframe.
- Attend a Planning Commission meeting
  - To present? To learn? To connect?
    - \_\_\_\_\_ to attend, learn, connect.
- Connect with Windham Regional Commission for a regional perspective on zoning and land use updates (to get a regional perspective)

### Existing Property Owner Outreach

- Building Inventory/Property Owner List
  - Vacancies? # of units? Who owns what? What buildings need work/improvement?
  - BFDDA has a list to start from
    - PAT will dig up this list.
- Representatives who are landlords in this group should join a Landlord Group (Housing Coalition of Southeastern Vermont)
  - Notes and recording from first meeting.
    - GARY to send out.
- Add links for landlord resources and IncDev recordings/resources on Town and BFDDA websites
  - SARAH to provide IncDev links: [www.brattleborodevelopment.com/incdev-rockingham/](http://www.brattleborodevelopment.com/incdev-rockingham/)
  - GARY to add links to town website.
  - BETSY/PAT to add links to BFDDA website.
- Opportunity: Carriage Houses into ADUs (existing structures easier to modify and less costly than building new, generally)
  - Identify all the carriage houses and their owners.
    - BETSY and JEFF
- Beautification Matching Grant (like [Oswego Renaissance Association](#))
  - Could some ARPA \$\$ be used to fund this?
  - Learn more [HERE](#)
    - \_\_\_\_\_ to learn more about this program and how BF/Rock could benefit from something similar.

### Target Market Analysis (Residential and Commercial)

- Summary of TMAs (1-2 pager) to be digestible and link to presentations/recordings for more information and detail

- Placed on town and BFDDA website to be more accessible: [Intro to TMA Presentation, Review of Rockingham TMA](#)
  - SARAH to put together summary.
  - GARY on town website: TMA summary and link to presentations/recordings
  - BETSY on BFDDA website: TMA summary and link to presentations/recordings
- Who needs to see these documents?
  - Listers, bankers, employers, business owners, Selectboard, trustees
    - \_\_\_\_\_ to share document/summary/link to above.
  - Sam at J+H
    - BETSY to provide TMA to Sam.

### Knowledge Sharing

- First Time MFH Homebuyers series (geared towards Gen Z, Millennials)
  - Involve NeighborWorks, WWHT?
- Sharing the general IncDev information with a wide audience of people and organizations
  - What groups does this working group overlap with?
    - WRC, Realtors, SEVCA, etc
  - Which orgs can take leads on specific tasks or projects that come out of this working group?
  - Create a summary of the process and press release.
    - DUANE and BETSY to work on these.
    - Share to GARY and SARAH for edits.
  - 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 to write and send letter to employers.
- Topics and Teachings that local small developers should learn about/want to learn about:
  - Does it Pencil? How to do a Pro Forma
  - Condo Conversion
  - Ownership vs Management

### Downtown's Upper Stories

- Properties we know about/are concerned about:
  - Windham Hotel
  - J+H
  - Flat Iron
  - First Light
- Help "ready to rent" units get tenants.
  - How do we find those units?
  - Where do we help promote them?
- Lessons learned from Howard Block and Exner Block

- Presentation? Conversation?
- How do we utilize all these flat roofs?

Others to Bring into the Conversation

(Robert and Sarah to divide and reach out)

- SEVCA
- WRC: Sue Westa
- Stewart Management
- Parks Place
- Realtors: Kristen Fehrnbach, Wilma Skovinski
- Bankers: Katie (Mascoma), Mario (Peoples), Sean (RVCU)
- WWHT: Paul Martorano, Multifamily Rental Improvement Program Coordinator
- Stevens and Associates: Mark Westa

**NEXT MEETING JULY 28<sup>TH</sup>, 3:30PM**