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

*December 15th, 3:30 pm, Zoom*

[https://us02web.zoom.us/j/87856899286?pwd=WHN1YzlBZUdGZmovT2RTNHd2UE9WUT09](https://www.google.com/url?q=https://us02web.zoom.us/j/87856899286?pwd%3DWHN1YzlBZUdGZmovT2RTNHd2UE9WUT09&sa=D&source=calendar&ust=1639855203140556&usg=AOvVaw1HLcyH5TsDJy8d3BGHG4ZZ) Meeting ID: 878 5689 9286 Passcode: 166179

Phone: +1 929 436 2866 US (New York)

**3:30 pm Introductions**

**3:35 pm Recurring Update Items**

* Neighborhood Development Area
* Bylaw Modernization

**3:45 pm Review Tasks from Last Meeting**

Zoning and Land Use

Public comment on updated chapters

* 10/28 Planning Commission Meeting- RIDWG presence?
* Update on Bylaw Modernization Grant

Existing Property Owner Outreach

Rental Ordinance Check List

* + Rental Housing check list: <https://app.box.com/s/vvgg6uq4n43rvegbicg1oo510r7czhfp>

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

* + Social media ads/blasts to lead people to websites (SARAH)

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

* BAAH partnering with Town on a matching ADU grant- is this an opportunity we want the town to pursue?

Target Market Analysis (Residential and Commercial)

Sharing TMA Documents

* Gary working on cover letter for this document to share with businesses (GARY)

Knowledge Sharing/Learning Opportunities

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

* Ad for movie intro at Opera House- Sarah to work on this
* Two-Pager Info Sheet Mailing: Update?
* Other suggestions: FACT TV, WOOL Radio, The Feed, Info at Town Meeting

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

* First Time MFH Homebuyers series (geared towards Gen Z, Millennials) January 2022
	+ Please Promote!: https://brattleborodevelopment.com/public-events/svep-multifamily-homebuying-course/

Projects and Case Studies:

* Chris Procter, Architect, built houses in Newfane and Brattleboro
* Looking to build on town lots, walkable neighborhoods
* Its expensive to build!! Need land costs to be low and connection to water/sewer
* Building as small as possible
* 2 lots in BF: Two houses, three bedrooms
* Must consider noise and privacy in a dense area
* Cost and workforce is a huge problem
* Doing with friends and looking to get the tax credits from solar
* Doing LLC so investors can come and go

Other Training Ideas:

* VHIP presentation
* Condo Conversion—
	+ Suggested Lawyer (Salmon and Nostrand in BF) – Samantha Snow, also Jean Giddings (Fitz Olson and Giddings)
	+ Sarah connected with owner of Yellow Condo in Putney
	+ [Notes on conversation with owner](https://docs.google.com/document/d/1zQaRBx_FG-mrWK3Gw4yAm4sytXLmxOJ_3bK_X_4UanM/edit?usp=sharing)
* Pre-purchase training/coaching with WWHT

**4:00 pm RIDWG Opinion Poll Review**

* Review/Update RIDWG Mission
* Changes needed to make RIDWG successful
* Plan moving forward

[**https://docs.google.com/spreadsheets/d/1AjKwEz-p8JIRCxedIAR5Xp04n7Xqj96itxZAhRqxDpE/edit?usp=sharing**](https://docs.google.com/spreadsheets/d/1AjKwEz-p8JIRCxedIAR5Xp04n7Xqj96itxZAhRqxDpE/edit?usp=sharing)

**NEXT MEETING:**

**ARPA PROJECT IDEAS FOR TOWN**

**Brainstorm on presentations for RIDWG**

Who or what do you want to hear more about? Who can we bring to present to this group?

* Paradigm of zoning shifting (DHCD?)
* Invite someone from a major city to remind us that what we need to do is just one small block (Emmett)
* Historic preservation—form of incentive, Preservation Trust Vermont
* Existing infrastructure (How much sewage, water—capacity; is it expandable)
* Vermont Housing Finance Agency (VHFA)- weatherization program
* Efficiency Vermont
* Hetty Green Motel (case study)

**Parking Space**

Items That Need Attention

 Attend a Planning Commission meeting

* To present? To learn? To connect?

Sharing TMA Documents

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

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

* Could some ARPA $$ be used to fund this?
* Learn more [HERE](https://brattleborodevelopment.com/knowledge-bites/#1582743928596-2a8564f1-5858)
* Sustainable Rockingham Group has created “neighborhood clusters” that could be a good framework to work off of if a program like this takes off

Sharing Knowledge:

* 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:

* Ownership vs Management

Downtown’s Upper Stories:

* 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?