

Waterbury Housing Task Force Thursday, October 16th, 2025

6:00 pm - 8:00 pm

Steele Community Room and via ZOOM

Attendees: Alyssa Johnson, Jess Neubelt, Eliza Novick-Smith, Chris Balzano, Joe Camaratta, Skip Flanders, Billy Vigdor, Em Lamson (Zoom)

Called the meeting to order at 6:02 pm

Joe proposes amendment to agenda to add discussion of Select Board STR proposal, and that discussion is added to the agenda.

Website is live for ADU program.

- How long to leave the applications open? Until the end of the year to give people an opportunity to assess finances into January.
- Cheryl recommends an in person info session about program applications, and coordinated approach to publicizing.
- Discuss tabling and having promotional materials available in person.
- Ideally get an info session scheduled before Thanksgiving.

Next Steps:

- Advise Tom Leitz that HTF recommends applications will be open until mid-January (Joe)
- Workshop to be planned for week of 11/17 (Joe, Cheryl, Billy)
- Promotional plan (Cheryl)

Public Comment Valerie Rogers (S.Main)

- Clarity about tenant eligibility requirements.
- List of local contractors to recommend.
- How do HTF recommendations to select board get communicated.

Stanley Wasson Follow Up

- Recap public meeting on RFQ.
- Alyssa offers select board updates, although at this point, the details are being worked out.

planWTB update from PC meeting

- Joe presents edits to HTF proposed Aspirations.
 - Third aspiration discussed re: cultivating collaborative and supportive environment for development.
- Joe presents edits to HTF proposed Goals
 - Do we need to include percentages or numbers of additional units?
 - Discuss qualitative and quantitative goals.
- Joe presents edits to HTF proposed Strategies
 - Need a strategy to reduce FEMA buyouts? How to approach buyouts in a comprehensive way.

MOTION TO SEND EDITS BACK TO PC made by JESS NEUBELT, second by CHRIS BOLZANO. Approved unanimously.

Short term rentals

- SB looking for recommendations from HTF.
- R. Clapp provides context for concerns about how STRs cut into long term rental stock.
- SB would appreciate any info/data HTF has on this dynamic.
- Joe present's SB Member Sweeney's proposal for STR moratorium.
 - Cap of 80 units, registry, operation permits to be applied for, no grandfathering existing STRs, sanctions and penalties
- Alyssa flags barriers in existing zoning rules.
- Data review (Joe)
 - 179 STRs as of June 2025, 77% increase since 2019. 8% of housing stock
 - Regulations discussed or enacted in Morrisville and Stowe
 - 50% of renters, 25% of owner-occupied households are cost-burdened.
 - Limited evidence that STR restrictions lead to more affordable housing, rarely produce large or immediate gains in housing affordability.
 - Estimated \$65k reduction in LOT and \$3.8m reduction in revenue to businesses.
- What is the goal?
- What are assumptions about STRs in Waterbury?
 - Investor owned v. owner occupied v. seasonal ownership (different implications for availability and affordability)
- How will enforcement work: what resources and where will funds come from?
- Currently easier to calculate downside than upside, data from an STR registry would be very helpful.
- Implementation of registry seems like a critical first step.

Fundraising for affordable housing development

- How to coordinate various funding sources to augment/magnify Trust Fund.
- Task Force takes responsibility for identifying grant opportunities.
- Jess says that there likely are not any federal or state funds that could go to the Trust Fund to administer.
- Alyssa notes Keys to the Valley regional collaboration in the Upper Valley.
- Hoping to create an exploratory group to answer questions and create a road map.

Adjourn at 7:52. Motion by Eliza NOVICK-Smith, second by Jess Neubelt.

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