

## **Waterbury Housing Task Force Thursday, November 20th, 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, Billy Vigdor, Em Lamson, Cheryl Casey (Zoning Administrator Town Liaison)

Absent: Skip Flanders

Called the meeting to order at 6:02 pm

Welcome Cheryl in her new role as Zoning Administrator/HTF staff liaison.

October meeting minutes amended to reflect that the Chair had proposed and the task force adopted an amendment to the agenda to add a discussion of the Select Board's STR moratorium proposal.

October minutes amended.

MOTION: Eliza Novick-Smith, to amend tonight's agenda to add public comment period at 7:45.  
SECOND Chris Balzano. Adopted.

Waterbury Home Improvement Program update -- Cheryl Casey

- New advertising and flyers for public distribution.
- Program on Tuesday had modest attendance in person, more virtual. PC members available to answer questions.
- Discuss definition of a new unit and differences between Waterbury definition and State VHIP definition.
- Address need to clarify language in application.
- Public comments regarding homeowners' EFUD rates and their concerns about their properties specifically, and how EFUD rates impact the program generally.
  - HTF will revisit when EFUD representative is present.

Stanley Wasson Project Update -- Alyssa Johnson

- References Select Board minutes.
- Discussion of market impact of large development, how would it impact other/small development and calculus about ROI for potential small developers. To be revisited as more information is available.

STR Policy Retreat Update -- Billy Vigdor & Alyssa Johnson

- State tourism board supports STRs to support tourism sector.
- Towns encouraged to make data-driven decisions.
- More revenue stays in VT than narrative of all STR owners are out of state.
- State regulations do exist, how to encourage compliance?

- Alyssa represented Waterbury on panel. Compare/contrast Londonderry/Ludlow/Waterbury regulatory schemes.
- Draft ordinance available, but cautioned to focus on individual town's needs.
- Joe obtained data on unit type (apartment, condo, cabin etc.) breakdown of STRs in Waterbury. Discuss what the information indicates about how many STRs are homes or could be.
  - 5% of town's homes are STR
  - 10% of town's apartments are STR

#### Discussion of 2025 Goals/Objectives

- Accomplished:
  - workshops in educational series
  - Housing Trust Fund program development
  - Worked with PC on housing chapter of new town plan
- Outstanding, to carry over to 2026?
  - Focus group developers
  - Network other local HTFs
  - Analysis of rental registry data
- Discuss high costs of small scale development at the moment given labor/materials/interest rate environment.

#### Discussion of 2026 Objectives/Goals

- Review planWTB strategies.
  - Identify underutilized and vacant properties near existing infrastructure that are suitable for 5-20 unit development--discuss how we can accurately assess these properties.
  - Buildout analysis for increased density in different areas of town: how can HTF help with that aim?
  - Collaborating with state gov to advocate for simplification of fire code for ADUs and multi-family. Utilize knowledge HTF has developed from community input to inform case for regulatory streamline, or at least making information available more easily for future developers.
  - Discuss what the town would do with a buildout analysis?
- STRs--continue to track STR regulatory landscape across the state.
- Joe to draft language to capture our 2026 Goals/Objectives for consideration and approval at next meeting.

Public Comment - none.

Select Board to consider Sandy Sabin appointment to HTF at next meeting.

Joe suggests next meeting zoom-only given holiday schedule, for purposes of approving 2026 Objectives and Goals.

MOTION to adjourn, Chris Balzano. SECOND, Em Lamson. Approved.