

Waterbury Housing Task Force Meeting
Thursday, May 21, 2026 | 6:00-8:00 pm
Steele Room, 28 North Main St

PRESENT: Joe Camaratta, Chris Balzano, Bill Vigdor, Skip Flanders, Eliza Novick-Smith, Evan Hoffman, Jess Neubelt, Gretchen Schissel

6:00 Review agenda and approval of April minutes

S. Flanders MOVES to approve, C. Balzano SECOND. Approved unanimously.

6:05 Updates

- Marsh House grand opening - June 3, 1 - 2PM

Ribbon cutting next week. G. Schissel and C. Balzano report the Downstreet has already been receiving applications.

HTF to track applications, good data point to understand demand for rental housing.

- CVRPC housing targets

J. Camaratta reports on process of determining housing targets for 2030 and 2050. 125/185 = low/high targets for Waterbury by 2030. HTF recommendation to Planning Commission was close to the high end. Permit data suggests Waterbury is close. Unknown at this point how the CVRPC will determine whether targets are met.

- Infill opportunities: Town-owned properties

J. Camaratta reports that the town building/library parcel is under a conservation easement, so not possible. Town owns a parcel at Stowe/Railroad Street intersection. Habitat for Humanity is interested in exploring developing a single family unit there. The town is exploring administrative hurdles.

- Employee survey

G. Schissel reports RW has not had many responses yet ~ 10. Has been following up with Ben & Jerry's, Cold Hollow, and Kore Power. Been receiving responses from the State, Cabot Hosiery Mills.

6:30 June 16 Select Board presentation: Housing Reserve Fund program proposal

J. Camaratta reviews program. Town has approved 3 applicants and funds have been distributed. State VHIP 2.0 expands grant eligibility for rehabilitation or existing units (as well as new construction). Discuss interplay between Efficiency VT weatherization programs and VHIP, and about conditions under which grants could go to landlords to remedy code violations.

J. Neubelt recommends highlighting the changes from current program.

E. Hoffman recommends analysis of allowable uses.

B. Vigdor MOVES to approve presentation with amendments, S. Flanders SECONDS. Approved unanimously.

7:00 June 16 Select Board presentation: CHIP Policy

Review presentation, focus is educating SB on preparing to use CHIP funds.

7:30 Review of Preliminary Scoping Request: Housing Growth Area Infrastructure and Zoning Readiness Study

J. Camaratta created a request for information to send out to consultant/researcher to help town assemble data.

B. Vigdor recused from discussion.

Need this information before town can explore costs for project.

J. Neubelt to add some additions and HTF will reconsider and finalize at next meeting.

8:00 Adjourn