

1 CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION
2 PLANNING ADVISORY COMMITTEE - MINUTES
3

4 DATE: Wednesday, May 11, 2016
5 TIME: 2:30 p.m. to 4:30 p.m.
6 PLACE: CCRPC Offices, 110 West Canal Street, Suite 202, Winooski, VT

Members Present

Joss Besse, Bolton
Ken Belliveau, Williston
Dana Hanley, Essex
Everett Marshall, Huntington
Dana Hanley, Essex
Jacob Hemmerick, Milton
Greg Duggan, Essex
Daryl Benoit, Charlotte
Karen Purinton, Colchester

Paul Conner, South Burlington
David White, Burlington
Dean Pierce, Shelburne (via phone)

Staff

Regina Mahony, Planning Program Manager
Lee Krohn, Senior Planner
Emily Nosse-Leirer, Planner
Charlie Baker, Executive Director

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8
9 **1. Welcome and Introductions**

10 Joss Besse called the meeting to order at 2:40 p.m. .
11

12 **2. Approval of March 9, 2016 Minutes**

13
14 Everett Marshall made a motion, seconded by Jacob Hemmerick to approve the March 9, 2016 minutes. No
15 further discussion. MOTION PASSED.
16

17 **3. Supporting the STEM Industry and Young Professionals in Chittenden County**

18 Emily Nosse-Leirer presented information from CCRPC's draft STEM Industry and Young Professionals
19 white paper (see attached presentation). This white paper explains the important role that the STEM cluster
20 and young professionals play in the county's economy; examines the current conditions of the STEM cluster
21 and young professionals in Chittenden County; explores the building blocks necessary for growing the STEM
22 cluster economy; and offers suggestions for future work that can be undertaken by the CCRPC to help support
23 the STEM economy. The paper calls for CCRPC to promote housing development, and lead a regional
24 housing conversation.
25

26 During the presentation there was a discussion about where Chittenden County employees live. Our jobs are
27 relatively stable, however there are less people who are living and working in the County. This could be
28 because of retirement and potentially the folks taking those jobs commute in from outside of the County.
29 Charlie explained that we have this data at the Town level, and the PAC would appreciate seeing those
30 numbers (both where residents work, and where employees commute from). CCRPC will send those out. Ken
31 indicated concern by Allen & Brooks that we do have more housing coming on line than we need – because
32 traditionally we have seen the housing market overshoot. There was a question about what types of housing
33 folks are looking for. Emily explained the results of the young professionals survey – want to be close to
34 services, walkable, etc; however most would prefer a single family house with a yard. There was some
35 discussion that a condo can be the right price point to get into the market, and the units are filling as soon as
36 they are built. Though that still doesn't answer whether that is the type of unit that would be preferred or it is
37 the only type available at an affordable price point. There was a question about non-STEM degrees and what
38 the job market looks like. Unfortunately, we didn't look at other sectors in this paper. There were questions
39 regarding what types of spaces and sizes are STEM businesses looking for? GBIC is still indicating that we
40 still need additional industrial space. Mike Shirling, BTVignite, just recently talked with a bunch of
41 businesses and this is one of the questions that he asked. Charlie thought that it sounds like there is incubator
42 space, and potentially larger space – but not the in between for start-up businesses that are ready to expand.
43

1 There was a question about what pieces we are going to work on going forward. Charlie asked if there are
2 concerns regarding the wastewater treatment plants phosphorus limits because the plants may need to upgrade
3 before they get to the 80% capacity limit on the plants. Perhaps we can get Ernie Christensen to talk to this
4 group about the wwtp. The public works directors are going to be more knowledgeable about this. David
5 White suggested that local presentations on this may be really helpful for the Planning Commissions.
6

7 CCRPC will send the paper out to the PAC when finalized.
8

9 **4. Building Homes Together Campaign**

10 Charlie Baker explained the Building Homes Together Campaign that we are engaging in with Champlain
11 Housing Trust and Housing Vermont. While CCRPC was beginning to develop an approach for a regional
12 housing conversation, Housing Vermont and Champlain Housing Trust (CHT) have been exploring what a
13 campaign to produce more housing would look like. The three organizations have decided to jointly reach out
14 to stakeholders, request feedback and ask for support. Charlie Baker provided an overview of the data, and
15 background information on the effort. Our vacancy rate is still low, though we'll need to track this through
16 Allen and Brooks every six months. So far we've only been building just enough to house the additional 1,000
17 people per year (been consistent over the last 5 years). We think that is not enough to get and keep our market
18 healthy. The collaborative conversation with Housing Vermont and CHT is going to start with talking to
19 developers (and many other stakeholders) and that may bring it right back around to municipalities to change
20 zoning to allow more units. Though we may not, because it seems that most of the County (generally) has
21 already made zoning changes to allow for more units. We are starting to hear from some landowners and
22 developers that the market is getting saturated – but it may be a sign of a more healthy market rather than what
23 we've been experiencing (it will take a bit longer to fill units in a healthy market). CHT and Housing Vermont
24 are affordable housers, but they recognize the need for more housing at all income levels, and they need the
25 market units to help subsidize the affordable units. There was a question about what gap do we need to fill?
26 Paul Conner is seeing a lot of one bedroom and studios being built, and while that is filling one need, it may
27 not be the biggest need. The housing type that seems to be missing is the smaller single family housing within
28 walkable downtowns for the 80 to 120% AMI range. David White suggested that older residents could
29 transition into a condos, and open up that missing market (New North End as an example). Paul Conner also
30 seeing that people aren't maxing out the density, because the single story two car garage is something that they
31 can sell. What are developer's obstacles in getting the middle 80 to 120% AMI range covered? The
32 conversation includes developers, bank/lenders and some planners so hopefully we can gain some insight on
33 the challenges. Joss Besse asked if any public works folks are at the table because there are wastewater/roads
34 infrastructure needs and limitations. Those folks are not included in this first level conversation, and the
35 developers and municipalities can probably bring that perspective to the table. Charlie Baker suggested that
36 there is likely more work to be done on the actual inventory and the pricing. Multi-family v. single, but also
37 what the bedroom numbers are. Everett Marshall asked about smaller houses, and redevelopment. Karen
38 Purinton indicated that Colchester is seeing the same thing – condos and larger expensive homes, but nothing
39 in between. Young professionals are competing with the older demographic that are down-sizing to smaller
40 starter homes. Dana Hanley stated that Charlotte has 80 homes on the market, and folks are wanting to
41 downsize from their 4,500 sq.ft. homes so they are considering allowing duplexes and triplexes for these larger
42 homes. There was a suggestion to also increase the density so landowners can subdivide into two or three
43 smaller lots. CCRPC will continue to keep the PAC informed on this conversation.
44

45 **5. Legislative Review**

46 Regina Mahony provided a brief overview of the bills that CCRPC have been tracking - H.249 –
47 Intermunicipal Services, S.230 – Energy Siting and H.367 – VPA's Planning Bill:

- 48 • H.367 Planning Bill – This is now signed and is 2016 Act 90.
 - 49 ○ Adds a third criteria for confirmation within regular confirmation period (twice within an 8
 - 50 year period) regarding engagement in a process to implement the plan in Section 4350: “(2) is
 - 51 engaged in a process to implement its municipal plan, consistent with the program for
 - 52 implementation required under section 4382 of this title; and”

- 1 ○ And further information about what to submit and how the RPC can ensure that the Plan's are
2 being implemented in Section 4350: "(c) In order to retain confirmation of the planning
3 process, a municipality shall document that it has reviewed and is actively engaged in a
4 process to implement its adopted plan. (1) When assessing whether a municipality has been
5 actively engaged in a process to implement its adopted plan, the regional planning
6 commission shall consider the activities of local boards and commissions with regard to the
7 preparation or adoption of bylaws and amendments; capital budgets and programs;
8 supplemental plans; or other actions, programs, or measures undertaken or scheduled to
9 implement the adopted plan. The regional planning commission shall also consider factors
10 that may have hindered or delayed municipal implementation efforts. (2) The consultation
11 may include guidance by the regional planning commission with regard to resources and
12 technical support available to the municipality to implement its adopted plan and
13 recommendations by the regional planning commission for plan amendments and for
14 updating the plan prior to readoption under section 4387 of this title."
15 ○ Added to Section 4385: "An amendment to a plan does not affect or extend the plan's
16 expiration date." Not sure if this helps or hurts – municipalities have done it both ways. Paul
17 Conner explained that this is so that you can make a minor amendment without having to
18 update all of the data throughout the entire Plan.
19 ○ Changes the expiration of the plan from 5 years to 8 years (Section 4387).
20 ○ Provides clarification on what a PC shall do to readopt the plan, including a program and
21 schedule for implementing the plan.
22 ○ 8 year expiration date applies to plans adopted or readopted (not amended) on or after July 1,
23 2015. Otherwise in effect July 1, 2016.
24 ○ Regina Mahony indicated that we'll likely need to amend our Plan review guidelines to reflect
25 some of these changes.
26 ● H. 249 – now signed and is 2016 Act 89.
27 ○ Added Intermunicipal Service Agreements as an authority that RPCs can undertake. Need to
28 draft bylaws specifying process for entering into, method of withdrawal from and method of
29 terminating service agreements. Bylaws shall be adopted by a vote of at least 67 % of the
30 commissioners of the RPC.
31 ○ A service agreement shall be ratified by the RPC and legislative bodies of municipalities
32 participating (voluntary).
33 ○ Excludes essential legislative functions, taxing authority and eminent domain from this
34 authority.
35 ○ Takes effect July 1, 2016. CCRPC will need to establish bylaws before making any planned
36 changes to RSEP and StreamTeam contracts and MOU.
37 ● S.230 – not yet signed. Includes a certification process that is intended to provide the municipalities
38 with a stronger say (substantial deference) in the Public Service Board process. Need to get the
39 Regional Plan certified first, and then we can certify local plans. The criteria for certification is not
40 yet determined; the bill calls for the criteria to be established by a Committee in the fall. CCRPC's
41 contract on energy planning will start soon which will help us prepare for the certification step.
42 Regina Mahony asked the PAC who thought they would want to seek certification? Most
43 municipalities felt that they would need to see the criteria first; and Shelburne indicated that they
44 would likely want certification. We will likely need to add this process into our Municipal Plan
45 review guidelines as well. Until July 1, 2018 municipalities can go directly to the PSB for
46 certification, provided that the Region has not yet been certified.

47 48 **6. Regional Act 250/Section 248 Projects in the Horizon**

- 49 ● Colchester – Brigante Woods – 45 lots PUD on Malletts Bay (single family and multi)
50 ● So. Burlington – Technology Park FedEx Distribution facility – 180,000 sq.ft., revised version of Old
51 Farm Road O'Brien, So. East quadrant
52 ● Essex – 248 500 kW on one of our most beautiful roads and their Town Plan says solar projects of 500
53 kW and greater should only be in commercial/industrial. So they came in at 496 kW. 9 lot residential

- 1 has to go to Act 250. Al Senecal – 2 projects. And the Town is looking at another
2 industrial/conservation zone on the Jericho border.
- 3 • Burlington – 274 units of housing at the Burlington Town Center so it does not trigger Act 250 (hotel
4 rooms still question – developer essentially just pulled them out); 700 units at Burlington College that
5 will go to Act 250 (32 units/acre); Sun Common community solar array on Pine Street on top of
6 Farrell distributing. Not sure if City Market will have to go to Act 250.
 - 7 • Bolton – none
 - 8 • Huntington – none
 - 9 • Williston – amendments to existing Act 250 for stormwater upgrades; and amendments to Finney
10 Crossing – 2 or 3 buildings that were going to be commercial are now going to be residential; 35 unit
11 on Williston Road (Snyder); Maple Tree Place is going to be sold to a national buyer.
 - 12 • Charlotte – none that Daryl knows of.
 - 13 • Shelburne – 100 units single family, cottage, single floor and townhouses near the Kwiniaska golf
14 course, west of Spear street (just went through sketch).

15
16 **7. Other Business**

- 17 a. May 31st PC Summit – Agenda and more information coming soon.
- 18 b. CCRPC's 50th Anniversary Annual Meeting on June 15th.
- 19 c. Local Act 250 & MAPA list – need to get this reported to ACCD correctly. Regina Mahony will follow
20 up with an email.

21
22 **8. Adjourn**

23 The meeting adjourned at 4:35 p.m.

24
25 Respectfully submitted, Regina Mahony

Supporting the Tech Industry and Young Professionals in Chittenden County

CCRPC PAC Meeting—May 11, 2016



Presentation Overview

1. Why STEM and young professionals?
2. The current state of STEM and young professionals
3. Building Blocks of the STEM economy
4. What can CCRPC do?

Science

Technology

Engineering

Mathematics

=

STEM fields

Sectors that
use STEM, such
as medicine

=

STEM-related
fields

Why STEM and Young Professionals?

STEM jobs are an important part of economic development for the region.

The Chittenden County and Vermont CEDS identify STEM sectors as some of the target sectors for economic development.

- *Highly paid positions*
- *A growing concentration and number of companies*

The region needs young professionals to fill those jobs.

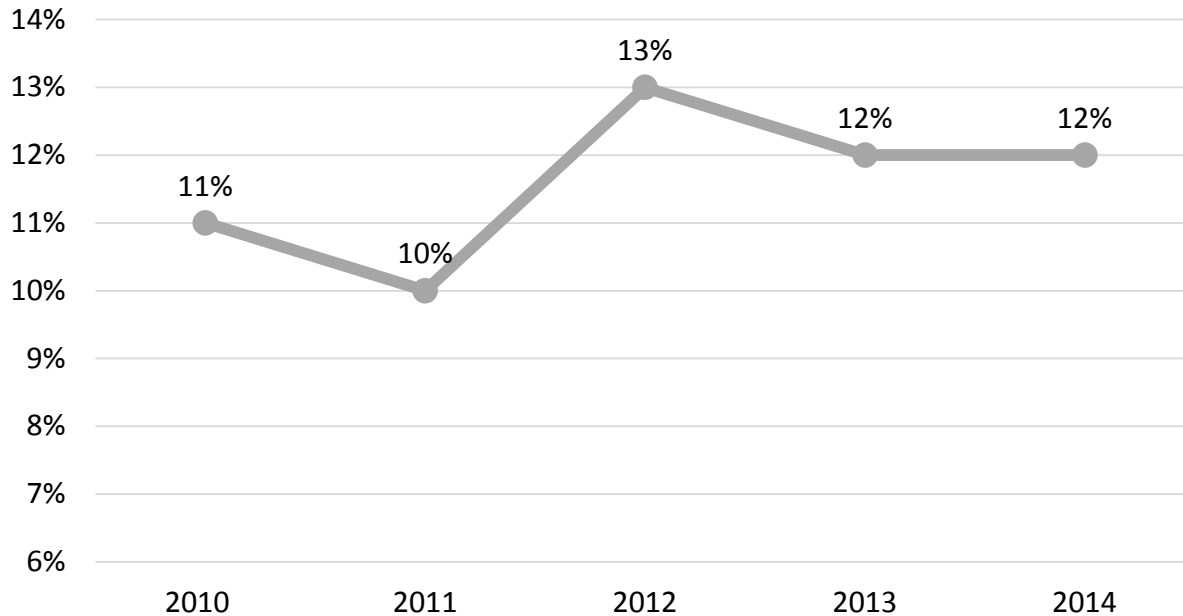
- *The workforce is aging*
- *Attracting and retaining young professionals is key*

Current Conditions

What are the current conditions of the STEM economy and young professionals?

A High Concentration of STEM Jobs

Proportion of Total Jobs in STEM Fields,
Chittenden County



US Census 1-year American Community Survey and Bureau of Labor Statistics

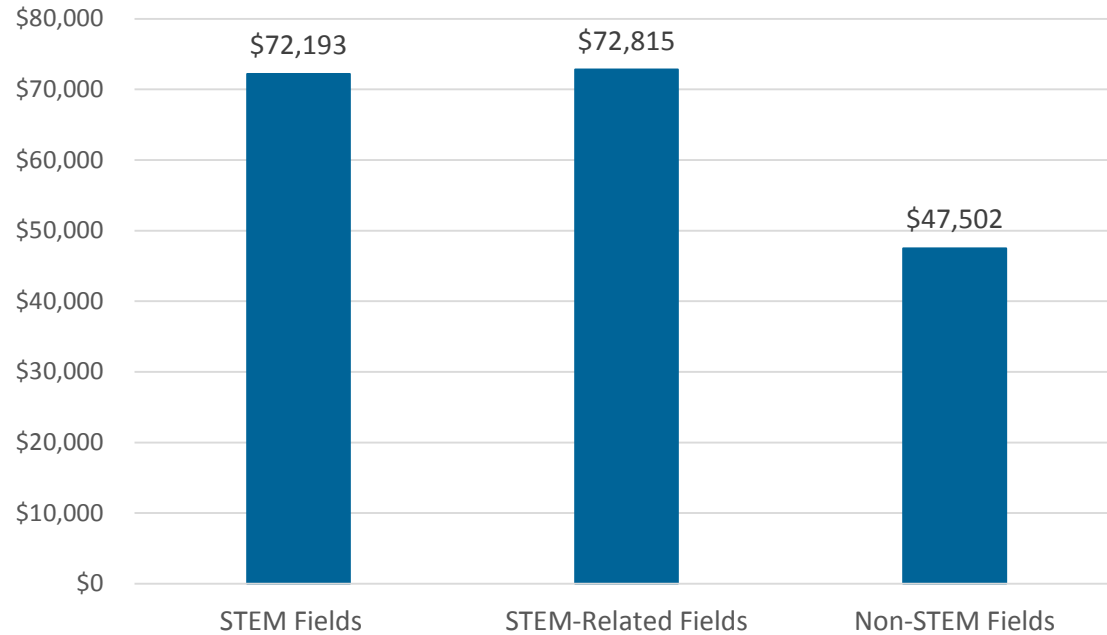
Sector	Location Quotient
Computer and electronic product manufacturing	4.12
Food manufacturing	1.64
Ambulatory health care services	1.53
Electrical equipment and appliance manufacturing	1.32
Machinery manufacturing	1.15
Fabricated metal product manufacturing	1.07

Bureau of Labor Statistics

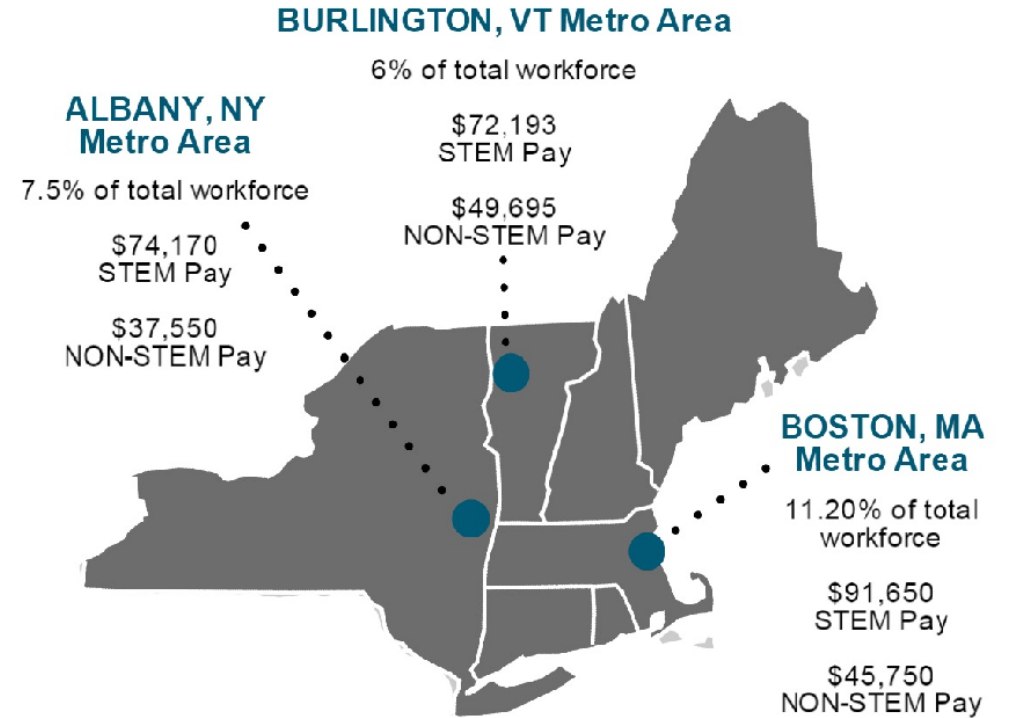
The region ranks **#2 in the USA**
in patents per capita

STEM Jobs Pay Well

Annual Average Earnings by Field of Employment



Source: US Census 1-year American Community Survey and Bureau of Labor Statistics



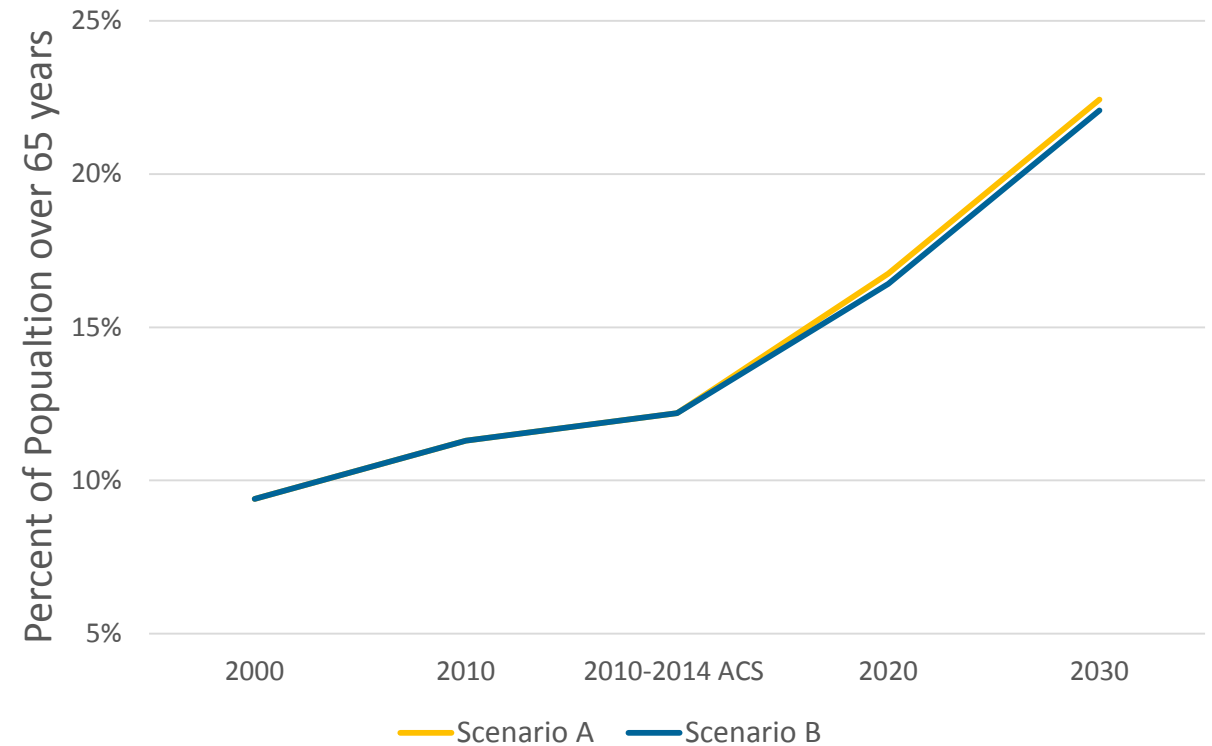
Low Unemployment

Unemployment is very low:
3.6% in 2015.

But...

- *The labor force participation rate is low*
- *Underemployment is high*

Projected Population Over 65 Years



Source: ACCD



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CURRENT CONDITIONS

Job Concentration vs. Employee Concentration

Employers express concern about finding skilled employees

- *46% of employers surveyed by Davis and Hodgdon Associates*
- *62% of employers surveyed by the Vermont Business Roundtable and Economic Policy Resources*

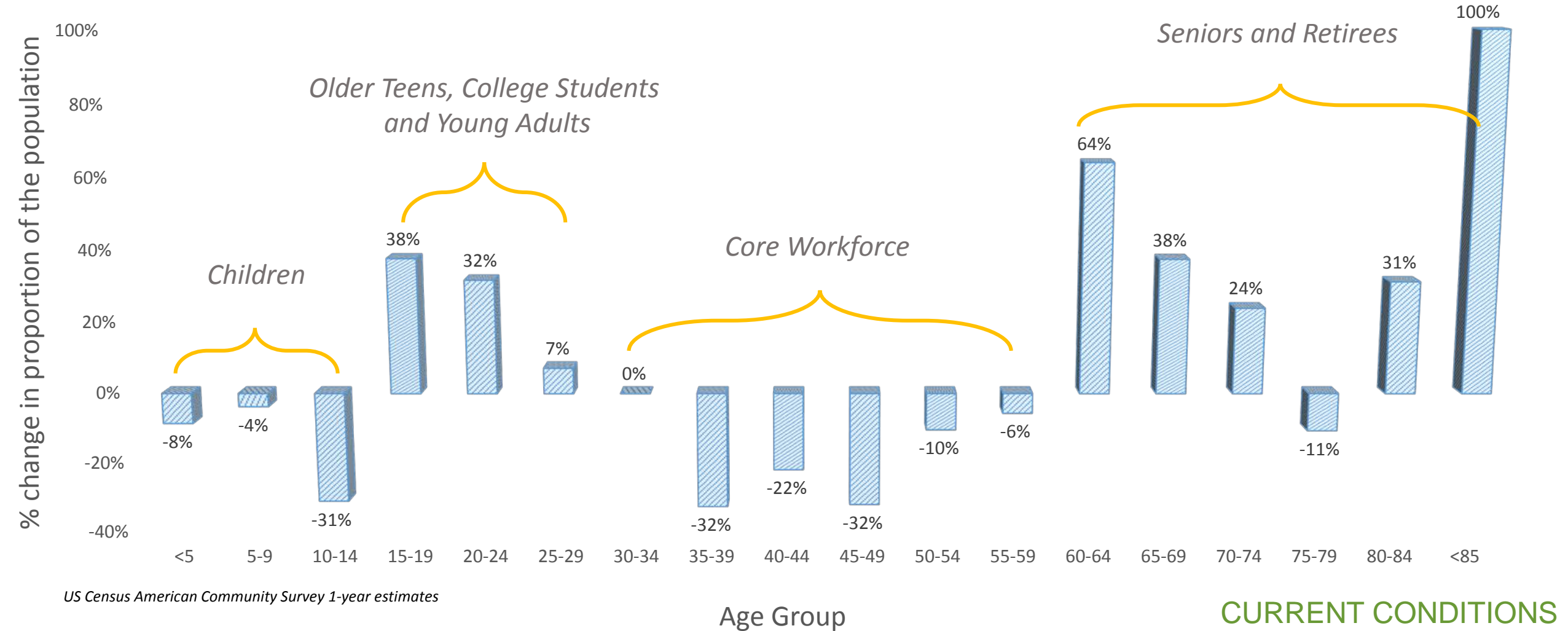


Employees express concern about finding the right job

- *Not enough STEM companies for job mobility*
- *Not enough job opportunities for partners of employees*

An Aging Population

CHANGE IN AGE COHORTS, 2005-2014



Building Blocks for a STEM Economy

How can the region create and maintain an environment where a strong STEM economy can thrive, and make sure there are enough people to work in it?

A STEM Economy Needs:

- Well-educated workers at all levels
- Initiatives and programs to support innovation
- Adequate infrastructure
- **Affordable Housing**



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BUILDING BLOCKS

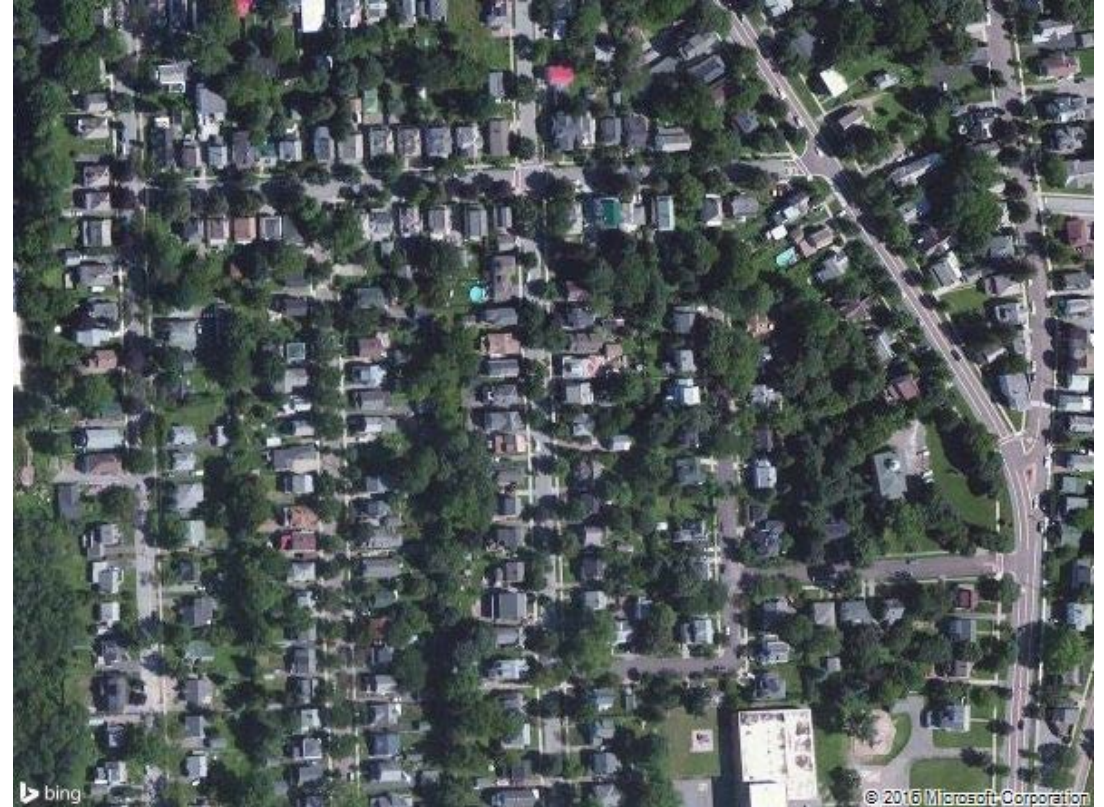
Housing and Cost

Cost is high.

Demand is shifting.

- *Both young adults and retirees in Vermont express preferences for living in denser neighborhoods and in smaller homes*
- *Household size is shrinking*

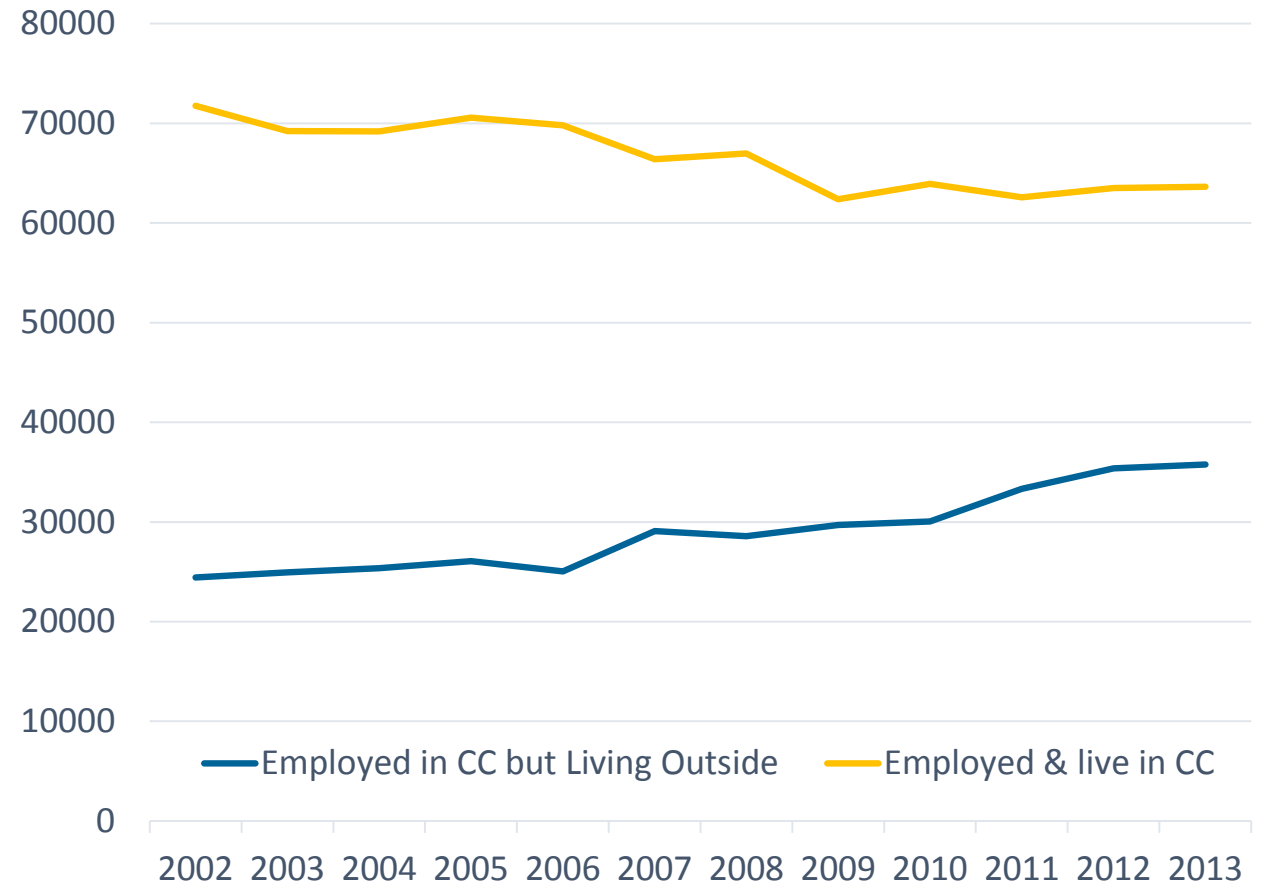
Young professionals are seeking different housing options.



Housing and Cost

Every day, **32,960** people who live outside of Chittenden County commute to jobs here.

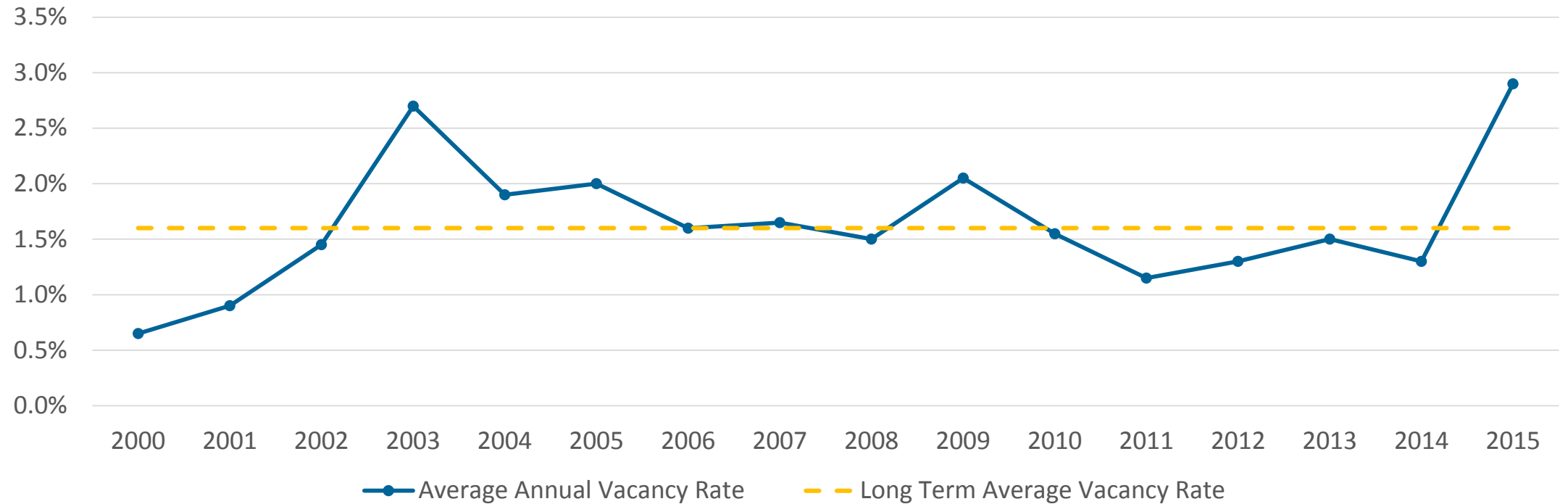
Where do Chittenden County Employees Live?



Source: U.S. Census Bureau Longitudinal Employer-Household Dynamics

Housing and Cost

Rental Vacancy Rates



Conclusions

What's next?

Conclusions

To grow the STEM economy, Chittenden County must:

- 1. Educate, attract and retain STEM professionals, especially young professionals*
- 2. Make housing available for all incomes, ages and household types*
- 3. Provide and maintain appropriate infrastructure*
- 4. Continue to provide opportunities and incentives for businesses to begin and grow*

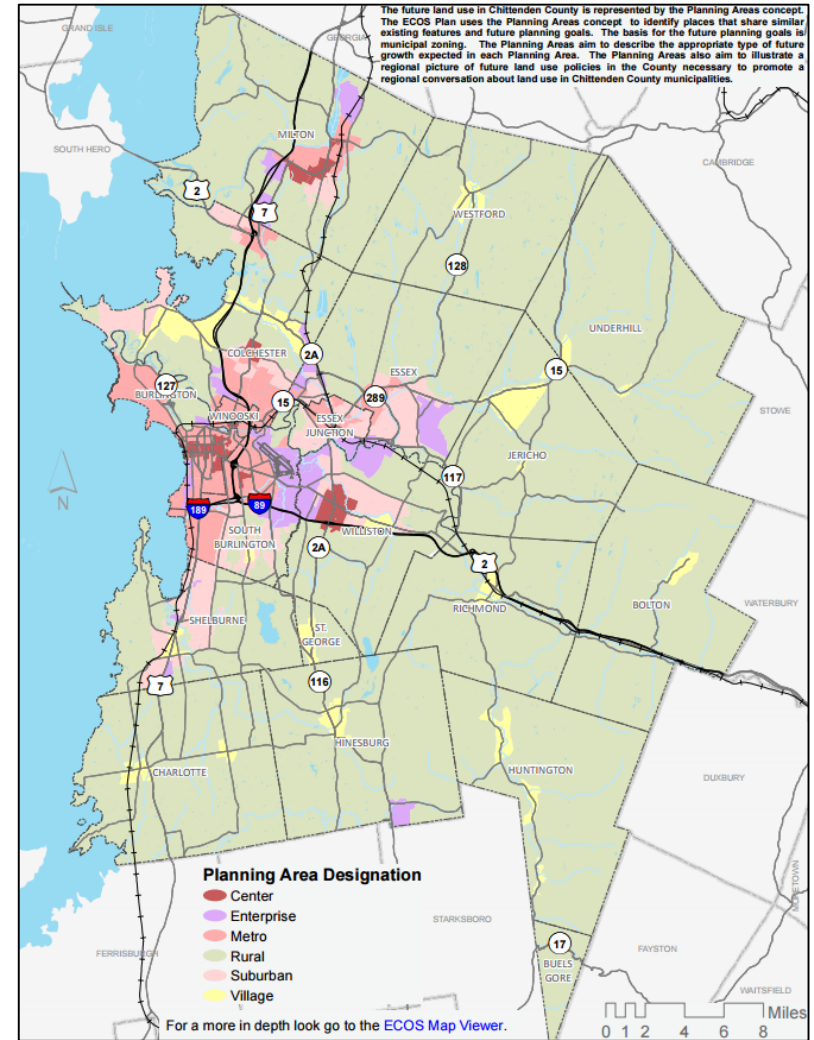
CCRPC's Role

1. Promote investment in all modes of transportation, especially between areas with high planned housing density and employment centers, and prioritize those investments in order to best grow the economy;
2. Collaborate with partners like the Chamber of Commerce to enhance the Vermont brand and promote Chittenden County as a burgeoning tech center;



CCRPC's Role

3. Collaborate with GBIC to promote the development of industrial space that achieves a higher level of density and greater compatibility within traditional development patterns, uses less land and provides for all modes of transportation (per ECOS Strategy 1, Action 2);



CCRPC's Role

4. Assist towns in meeting the challenges of the Lake Champlain Total Maximum Daily Load and associated regulations;
5. Promote housing development for all income levels in areas planned for growth by providing assistance to municipalities; and



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CCRPC's Role

6. Lead a regional housing conversation



CCRPC will work in collaboration with regional partners to identify the number of units needed for residents in all stages of life and to identify how that increased housing can be built.