

MEMORANDUM

From: ZPED
To: Selectboard

Date: 3/11/2024

Re: Weekly Report I will be attending the Go.Gov presentation tonight

- Had a conversation with the Ordways about options for setting up daycare, I was told the Collins operation is shutting down and a daughter is mulling taking a couple of kids in while looking after her own. Looks like a good way to get their feet wet without a full blown permitting and licensing process. It brings back a huge problem though, along with housing this is a major economic development bottleneck.
- The Planning Commission had its organizational meeting, Rob Chapin returned to chair for one more year. Discussion items:
 - A more specific bid specification for TRORPC for the town plan update pending in 2026, agreement that the method of direct on screen editing from 2015 was very productive but that the high concept work done the last time around was very useful, the PC would like to see the concept work combined with the direct screen edit methodology.
 - Discussion of Village master planning and how to extract the less specific provisions for use in the Town Plan update to avoid redundant work.
 - The PC will review the task matrix and score how well we met the goals and objectives.
 - The PC will review the needs evaluations and begin assembling a list of recommendations.
 - There was discussion of a non-profit redevelopment corporation spurred by the possible closure of the school but also in the context of daycare slots disappearing at the end of next month and the possible administration of local revolving loan funds.
- Tri-Town Housing Taskforce met via zoom Thursday, we were joined by Eric Tyler of Shack to Castle, here are the highlights:
 - Eric is currently involved with a renovation project at the former Hollywood Motel property, project will renovate the house, probably subdivide the property, and renovate the 4 cottages on the created lot.
 - Eric stated that he does have some longer term tenants but the bulk is 1-3 month agreements to house visiting nurses, those rentals often turn into longer term tenancies.
 - He commented on the landlord unfriendly court process in the state. ZA replied that seeing the situation from both sides we have backed into a system that only rewards bad behavior on both sides of the question and thinks that this is the ground for an agreement between good faith actors to hammer out solutions if they could stop talking past each other.
 - Eric would think about accessing programs and funding on the state level to further projects but he doesn't have the economy of scale that would make it worth the time and effort, programs designed for smaller projects would be useful.
 - Peter Burger mentioned trying to integrate the local Tri-Valley system into the housing and that the service could make properly located housing more attractive.

-Pippa Drew of the Thetford Housing Committee believes that property taxes are one of the drivers of rents.

-Pippa mentioned that a good deal of local ownership of rentals is tied to retirement income.

-Peter discussed the need for some infrastructure funding for the water system, mains need upgrading especially to handle sprinkler system demands.

-Discussion of the Act 250 reform leaving out village centers not serviced by central sewer, Fairlee is working on landing sites for community septic.

-Fairlee ZA reported that the Fairlee Planning Commission discussed the possibility of a non-profit redevelopment corporation to deal with the possible closure of Samuel Morey Elementary.

-ZA also reported that the only operating daycare center in Fairlee will close at the end of next month. There was discussion of the double constraints of housing and daycare on local economic development.

- Issued permit 24-Z-05 for an accessory garage, I took the opportunity to discuss the possibility of an ADU for the property with is one acre and on a class A lot in the south village.
- Built file 09-00-15.