

Middlebury Selectboard meeting, Tuesday, August 23, 2022
Item 7. Reconsideration of August 9 Selectboard vote on zoning amendments
John McPartland, 53 Washington St. Ext., Middlebury, (802)388-8304

Selectboard members: Brian Carpenter, Chair; Dan Brown, Esther Charlestin, Lindsey Fuentes-George, Andy Hooper, Farhad Khan, and Heather Seeley.
Jennifer Murray, Director of Planning & Zoning

The 2020 ***Middlebury Downtown Master Plan***

Steering Committee: Barbara Saunders, Chair; Todd Desabrais, Vice-Chair, Chris Robbins, Sam Ostrow, Sarah Peluso, Lucy Schumer, Angela Corbin-Landis, Mike Winslow, Nick Artim

The *Master Plan* states on page 68:

Investors converting single family homes into commercial uses, vacation homes, student housing, long-term rentals, and apartments serving college faculty and visiting nurses have contributed to declining housing stock and increasing prices in recent years.

“Goals” on page 72:

Focus on creating new housing development as infill or in existing commercial and mixed-use areas to decrease the pressure to convert historic houses in established residential neighborhoods to offices and student housing.

The draft zoning laws defined **Student Housing** as a “dwelling unit” occupied by four or more people who are enrolled as full-time undergraduate students.

Under this definition, the house next to us, at 13 Washington Street Ext., with 4 or 5 “dwelling units,” could house 12 to 15 students *and not be* considered Student Housing.

This number of students is not commensurate with the draft zoning law that states clearly that **Student Housing** will be “prohibited” in zoning district R8.

The property next to us formerly housed two to three families—this housing stock is being displaced by Student Housing.

By re-defining **Student Housing** as a “building” occupied by four or more students would return this property—and others in R8—to family apartments, a great need in Middlebury.