

Housing Committee - Meeting Minutes - June 16, 2026

City of Montpelier

June 16, 2026 at 6:00 PM

Zoom only

Meeting Minutes

Meeting called to order at 6:00 PM by Alyssa Schuren; the Chair declared a quorum present.

Members Present:

- Alex Halasz (Member) — Present
- Alyssa Schuren (Chair) — Present
- Dan Coppock (Member) — Present
- Ben Linder (Member) --- Present
- Dan Wheeler (Member) — Present
- Lauren Hierl (Vice Chair) — Absent
- Sandra Vitzthum (Member) — Present
- Sean Sheehan (Member) — Present
- Tim Heney (Member) — Present

Also present: Matt Jelacic (Community and Economic Development Specialist), Tim Sinnott (Planning Commissioner)

Chair Alyssa Schuren asked for a motion to approve the minutes for the June 2 and June 8 meetings. No changes were suggested by the committee.

Motion: Motion to approve the minutes for June 2nd and June 8th.

Made by: Alex Halasz

Second: Ben Linder

Vote: 4-0-0 — PASSED

Chair Schuren asked if there was any public comment. Hearing none, the committee moved to the next agenda item.

The committee reviewed proposed changes to the Housing Trust Fund guidelines. Dan Coppock explained that, based on feedback from the planning department, he removed the 120 percent of median income eligibility criteria and simplified the covenant requirements. He noted the goal was to make the fund easier to administer and more form-based, reducing the workload for staff. The committee confirmed they were reviewing Version A of the document. Chair Schuren noted that the changes allow for another round of funding to occur if funds are not already dispersed, without income eligibility criteria attached.

Motion: Motion to approve the Housing Trust Fund changes.

Made by: Alyssa Schuren

Second: Dan Coppock

Vote: 5-0-2 (Sandra Vitzthum-Abstain, Tim Heney-Abstain) — PASSED

The committee discussed two new proposals for the Country Club Road development. Tim Heney and Sandra Vitzthum recused themselves from the discussion and left the meeting. Chair Schuren shared her thoughts on the proposals, noting that the developers had answered most of the committee's previous questions, and stated she felt more comfortable with the market absorption study approach. Ben Linder felt both proposals were a substantial improvement over the initial designs, particularly in integrating multi-family and single-family housing rather than segregating them. He noted pros and cons to both the DEW and Chinberg proposals but did not want to stand in the way of either.

The committee discussed concerns regarding brownfield remediation on the site. Matt Jelacic explained that the city is following standard brownfield remediation procedures with the Central Vermont Regional Planning Commission (CVRPC), noting that testing and remediation are iterative. He offered to have Eli from CVRPC draft a memo outlining the timeline and process to reassure the committee and the public. Alex Halasz expressed disappointment that the "village-ness" of a previous proposal was lost and disliked the boxy three-story buildings in the DEW proposal, though she agreed with moving forward. Dan Wheeler emphasized the importance of the development team's ability to lead and listen to the community. Chair Schuren summarized the committee's consensus: they want to move forward, desire diverse styles and a mixed-income community feel and request a memo clarifying the brownfields process. She stated she would share these points with the City Council subcommittee.

The committee briefly discussed upcoming meetings, including a presentation from 802 Homes and a discussion on the vacancy ordinance.

Motion: Motion to adjourn.

Made by: Ben Linder

Second: Alex Halasz

Vote: 4-0-0 — PASSED

The meeting adjourned at approximately 6:49 PM.