

**TOOLS & METHODS FOR  
ENABLING CHANGE**

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**FOR COMMUNITIES**

# BI-TOWN HOUSING DOVER & WILMINGTON

## Accomplishments

- Two resort towns with similar housing crisis
- 2<sup>nd</sup> homeowners properties in Dover is 80%
- Wilmington is 62%
- Housing Analysis <https://wilmingtonvermont.us/wp-content/uploads/2019/12/Bi-Town-Housing-Analysis-12-3-19-1.pdf>
- Private Developer Letter
- Shared Housing webinars
- Employer Housing Survey
- ADU Flyer Information
- <https://www.deerfieldvalleyhousing.com/>
- Long-term Rental & ADU Incentive Programs
- Short-term Rental Registration Research

## ***Wilmington & Dover Housing Analysis (2019)***

- Housing shortage has presented challenges for the area to remain viable during the off-season, retain a local workforce, and maintain a local school population.
- Need to increase the quality of the current housing stock
  - Strong need for year-round rentals
  - Senior housing is a pressing need
- Rental Housing Demand: 140 – 360 new units
- Home for Purchase Demand: 42 – 120 new dwellings



# Wilmington Demographic Information

- Median household income in Wilmington is \$50,132 compared to \$51,985 for the Windham Region
- Nearly 30% of households had an annual income of less than \$35,000.
- 33% of households are cost burdened (>30% income towards housing)
  - 46% of all renters
  - 26% of all homeowners
- Median gross rent was \$876 and median mortgage was \$1,503 as of 2019



## *How Did We Get Here?*

- Approximately 74% of existing housing stock is single-family detached dwellings
- Approximately 10% of units are in buildings with 3+ units

Total units	1-unit, detached	1-unit, attached	2 units	3 or 4 units	5 to 9 units	10 to 19 units	20 or more units	Mobile home
2,538	1,872	240	125	169	79	0	0	53



# CHALLENGES...

- **Current Bylaws do NOT allow for new housing**
- **Local Housing Agency is building housing in the more populated areas**
- **Private developers can not make housing projects sustainable**
- **Increased cost of materials for building**







**Wilmington Bylaw Modernization Grant Project**  
*Making Housing Happen in Wilmington*  
*Received \$24,000 Grant*



**Windham Regional Commission**  
**Matt Bachler, Senior Planner**  
**Sue Westa, Senior Planner**



## PROCESS

- Formed Steering Committee made up of Planning Commission member, Development Review Board member, Select Board member(also a relator), Economic Development Consultant, Bi-Town Housing member, Landlord, Hermitage Club member, Business Owner, and at-large Resident.
- Two Public Meetings Postcards mailed to property owners.
  - Walking Tour of Downtown Wilmington
- Step by Step solutions to identified issues with the Bylaw.
- Hearty discussions with meetings going beyond the scheduled time.
- Working with Planning Commission for changes
- Public Hearings with Planning Commission then to Select Board





## **Recap of Community Walking Tour & 1<sup>st</sup> Public Meeting**

- Need more 2-bedroom and 3-bedroom rental units for families.
- Younger residents have left the area because of a lack of housing options.
- Employees at local businesses need to commute from long distances because of lack of housing.
- Current residential construction costs are very high.
- Need for ownership starter homes.
- Retrofitting historic buildings can be expensive because of energy upgrades.
- Small multi-family buildings and duplexes allow property owner to reside in one unit and rent out other units for income.
- Need to regulate short-term rentals and offer incentives for long-term rentals.
- Cottage Court developments have an opportunity to use shared wastewater and water systems and could be developed in areas without access to public utilities.







House in Village District- ½ Acre lot 21, 780 SQ FT



# Proposed Zoning Bylaw Changes

- Dimensional Requirements
- Building Height Requirements
- Allowable Uses
- Accessory Dwelling Units
- Parking Standards
- Development Review Process





## Proposed Dimensional Requirements

Site Criteria	Village District (Historic Design Review)	Village District	Commercial/Residential District
Lot Size	1/8 acre	1/8 acre	Public Wastewater: 1/2 acre Private Wastewater: 1 acre
Frontage	40 feet	70 feet	Public Wastewater: 100 feet Private Wastewater: 150 feet
Lot Depth	N/A	N/A	N/A
Front Setback	0 feet	20 feet	40 feet
Side/Rear Setback	0 feet	10 feet	20 feet
Density Limit	No Maximum	No Maximum	Public Wastewater: 6,000 sf/unit; 50% lot coverage Private Wastewater: 2 units/acre; 25% lot coverage
Structures/Uses per lot	No Maximum	2 principal structure & 2 principal uses	Residential: 1 principal structure & 1 principal uses Commercial: No Maximum

# Building Height Requirements

The Committee recommended removing the requirement in the zoning bylaws that structures that exceed 24 feet to the eave line receive DRB approval.

The Zoning Administrator and the Wilmington Fire Department would still review Zoning Permits for structures exceeding 24 feet to the eave line



## Proposed Allowable Uses

Allowed Uses	Village District	Commercial/Residential District
One-family dwelling	P	P
Two-family dwelling	P	P
Multiple family dwelling (3 or 4 units)	P	P
Multiple family dwellings (5+ units)	C	C
Senior/ADA compliant housing	C	C
Nursing Home/Assisted Living Facility	C	C
Accessory dwelling unit	P	P



# Accessory Dwelling Units

- Replace “accessory apartment” use with “accessory dwelling unit.” Include a definition for “accessory dwelling unit” in the definitions section of bylaws.
- Allow accessory dwelling unit as a permitted use in all zoning districts that currently allow accessory apartments as a permitted use.
- Recommended requirements for ADUs:
  - May be located within single-family dwelling, attached to it, or in a detached structure.
  - ADU in a detached structure, other than a pre-existing building, must meet the additional requirements:
    - Does not exceed 30% habitable floor area of single-family dwelling or 900 sf, whichever is grater.
  - Additional parking spaces are not required for an ADU



## Parking Standards

- The Specific Standards in Section 730 of the bylaws were updated to reduce the parking requirement for multi-family dwellings to 1.5 spaces per dwelling unit.
- No off-street parking would be required for multi-family dwellings located in the Village District.
- Currently, properties in the Historic Design Review District are not required to provide any off-street parking.



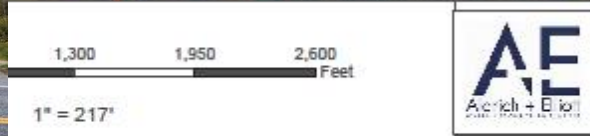
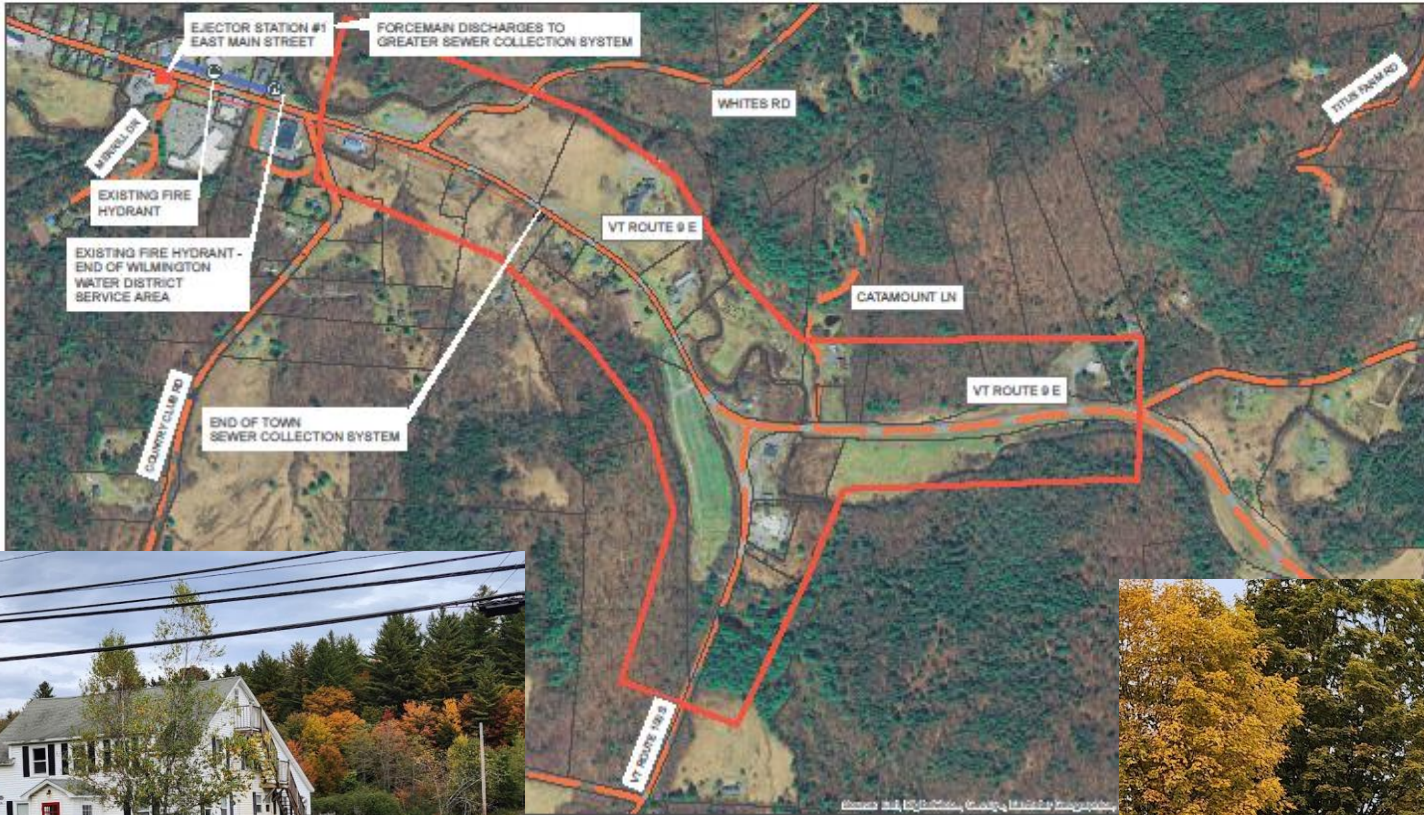
## Development Review Process

- Added exception to Site Plan Review and Design Review Requirements for properties in the HDRD and VDRD clarifying additional dwelling units can be added within an existing building so long as the development does not alter the footprint or height of the building and complies with the design guidelines.
- Updated Waiver approval process to allow DRB to grant waivers for density. Removed provision that allows DRB to grant Waiver for land use, which is not specifically permitted by State Statute.
- Updated non-conforming lot provisions to allow development on non-conforming lots less than 1/8 acre in size and with less than 40 feet of frontage if property is served by and able to connect to municipal water and wastewater systems. This change is recommended to be consistent with State Statute.





# Solutions just outside of our Downtowns...





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