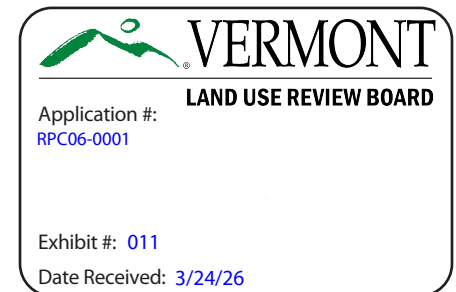


**West Windsor  
Key Points Regarding Ability to Provide Affordable Housing  
March 17, 2026**



**Introduction**

We are delighted to host the LURB and to show them our rural community. We have worked hard and done great things in West Windsor (Ascutney Outdoors, the Brownsville Butcher and Pantry) and are hoping to hit the ball out of the park on affordable homes in the coming years.

In 2025, we sought and allocated significant funding and spent more than 1,000 hours of volunteer time on an Affordable Homes Study. We worked with our architectural and engineering consultants to identify four top priority locations for housing. Three of them are in the proposed Village Area with good access to infrastructure. The fourth, which is our only present opportunity, is on a State Road near a connection with Woodstock and Springfield. As a small community with old buildings and limited financial and land resources, we need all the help we can get to make housing a reality both in our Village Area and beyond.

**Context and Commitment**

**The Town has shown its commitment to affordable housing through action.**

- Updated zoning regulations to meet the State's Homes Act requirements were put into place in September 2025 after a year of Planning Commission work.
- The Town sought and allocated a total of ~\$40,000 in ARPA, Municipal Planning Grant and Mini-Grant funds to conduct an Affordable Homes Study from January to September 2025. Two well-attended Community Forums were held and demonstrated strong community support.
- Planning Commission members spent more than 1,000 hours working on the Affordable Homes Study in 2025.
- After much analysis with the Town's architectural and engineering consultants, including topography, access to infrastructure, location, wetlands, etc., four locations were identified as high potential for affordable housing.
- Three of the four locations are in the proposed Village Area (VA) with access to town water and sewer. These locations are privately owned and not presently available for housing, although we are working to secure them if and when opportunities arise.

## **West Windsor**

### **Key Points Regarding Ability to Provide Affordable Housing**

**March 17, 2026**

- The remaining location is available and we are pursuing it. It is located outside the VA and has an existing ACT250 permit. See the Vet Clinic Site Concept and Site Summary.

### **Housing Commission and 501c3**

The SelectBoard voted to establish a formal Housing Commission in January 2026. The HC is fully staffed with 7 members. A charitable organization, Friends of West Windsor Housing, was approved by the State and is now seeking tax-exempt status from the IRS. Demonstrated support from the Town and the State is critical to the ability to raise money from potential donors.

### **Findings/Limitations**

While the Town is committed to meeting its established housing targets, there are serious limitations to its ability to do so.

- Most of the Village Center (VC) and Village Area is heavily affected by River Corridors (see map)
- All the land parcels in the VC and VA are privately owned except the land underlying town public buildings.
- There are few opportunities, if any, for “infill” in the Village Center.
- The Town lacks the financial resources to purchase land EVEN IF private landowners are willing to sell. The annual Town budget process is arduous and the community expects that funding for housing will come from sources other than property tax revenues.
- The viable Vet Clinic parcel outside the VC/VA is subject to ACT250, including setback requirements from a deer overwintering site and large penalties from “disturbing prime agricultural soil” under a declining Christmas tree farm. This creates expensive and time-consuming work to develop housing and reduces the likelihood that a developer will be interested in the project. The justification for the setback and penalties is not compelling in light of the housing crisis.
- The viable Vet Clinic parcel also lacks infrastructure for water and sewer, although there is potential for new shared wastewater technologies/systems.

## **West Windsor**

### **Key Points Regarding Ability to Provide Affordable Housing**

**March 17, 2026**

- Renovations of existing buildings must be undertaken by the owners of those buildings to qualify for VHIP funding. This is extremely difficult to make happen.
- The age of West Windsor's existing housing stock makes renovation expensive. If new residents with modest incomes are even able to afford homes in West Windsor, they do not have additional resources to maintain their new homes.
- ADUs are a great idea, but there is no assurance that they will be used as long-term rentals instead of short-term rentals and guest houses. West Windsor has more than 40 short-term rentals. Half of West Windsor's 800 homes are second homes.

### **West Windsor's Request to the LURB and other State Agencies**

- Approve the West Windsor map as submitted by MARC.
- Work with the Town to reduce requirements on the currently viable Vet Clinic parcel to reduce development cost and increase the likelihood that this site will provide housing to people who need it. This includes easing ACT250 requirements, reducing penalties, and providing access to funding for water/sewer infrastructure.

## **West Windsor Housing Commission**

### **Site Summary**

#### **Vet Clinic and Town-Owned Parcel**

Location:	Route 44 near 106; portion of Evergreen Equine Property (6 of 17 acres) and abutting Town Parcel (4 acres)
Total Acreage:	10: 6 acres from Evergreen Equine; 4 acres from Town
Current Owners:	Heather Hoyns, Town of West Windsor
Housing Capacity:	10 – 20 units
Potential Design:	Pocket neighborhood of single-family homes; 1,200 to 1,600 square feet each
Other:	2BR/2BA and 3BR/2.5BA homes for purchase, mixed income, no short-term rentals, some units affordable with deed restrictions to keep affordable

#### Advantages:

- Property was one of the top four sites from the Affordable Homes Study. It is the only site currently actionable.
- Property is flat and open and of good size to support a pocket neighborhood. Pocket Neighborhoods guidelines recommend groupings of 8 to 12 homes around a shared common area.
- There is easy access to Route 106 heading north to Woodstock or heading south to Springfield; easy access to Route 44 east to West Windsor village and beyond.
- Although the property is not on Town water or sewer, there are new available wastewater technologies that can be used to save money and reduce land requirements for leach fields.
- Donation from both the Vet Clinic property owner and the Town for affordable homes would reduce development cost.

#### Challenges:

- Property is currently zoned industrial; needs new zoning designation to support housing as well as density that creates a reasonable Pro Forma to attract a developer and meets the price point needs of potential residents.
- Property sits across from a former industrial plant that is now occupied by an excavation company. Proper screening of new homes should be considered. Noise levels from excavation company should be determined. The Town has an existing Noise Ordinance.

## **West Windsor Housing Commission**

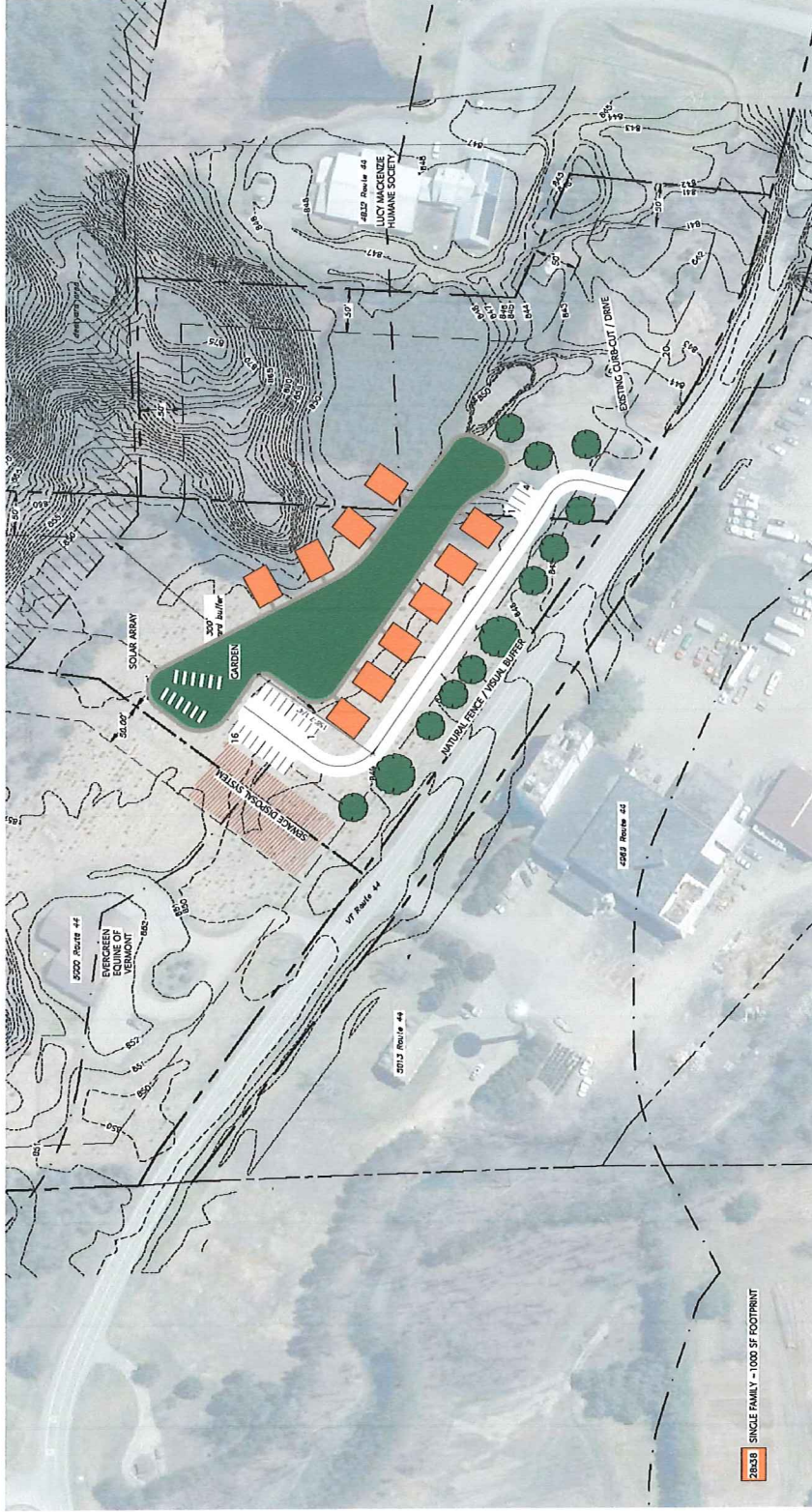
### **Site Summary**

#### **Vet Clinic and Town-Owned Parcel**

- Property is not within the town's Designated Village Center and is therefore subject to ACT250 and may not be eligible for VC-specific grants and loans.
- Previous ACT250 permit for Vet Clinic property must be updated. It had a setback for a deer overwintering site that pushes development closer to Route 44. Also, there are penalties for "disturbing agricultural soil" under the Christmas tree farm that could be significant.
- Town sewer access is not available so one or two shared septic systems would need to be installed. There are now available wastewater technologies that can be used to save money and reduce land requirements for leach fields.
- Town water is not available so one or more wells would need to be drilled. Public water supply regulations kick in at certain use levels so these would need to be avoided by design with multiple wells if required.

#### Next Steps (Some!):

1. Complete 501c3 tax-exempt status from IRS. State requirements have already been met. Federal filing needs to be done.
2. Reconfirm that Heather Hoyns is still willing to donate the 6-acre parcel. The donation would be to the 501c3 to be used exclusively for housing.
3. Make a formal request to the SelectBoard that they pass a Resolution that the 4-acre Town-owned parcel be designated for affordable homes and be deeded to the eventual contractor/developer before the housing project begins.
4. Make a formal request to the Planning Commission that they work with the Housing Commission to explore zoning options to support housing construction on the existing Evergreen Equine and Town parcels.



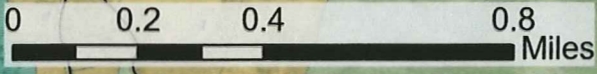
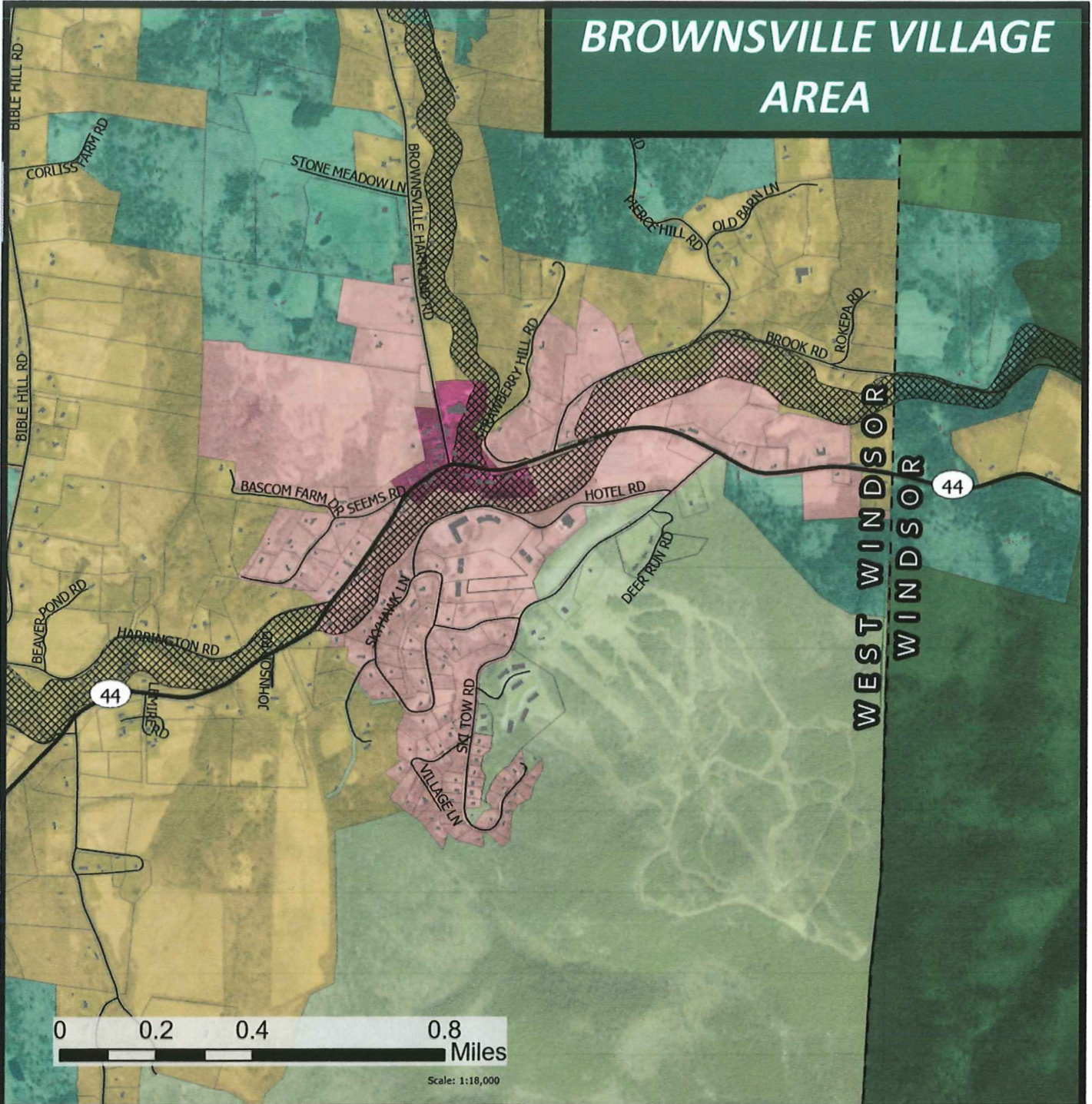
VET CLINIC

WEST WINDSOR HOUSING STUDY



25.06.20

# BROWNSVILLE VILLAGE AREA



Scale: 1:18,000

Future Land Use map for the Mount Ascutney Region as a part of its 2026 Regional Plan.

Future Land Use Categories are determined using methodology published as a part of Vermont's 2024 Act 181, which set standards for Future Land Use planning. Act 181 also reformed Vermont's Act 250 land use regulation law, encouraging the housing development in the state.

Areas mapped (and approved) as Village Centers, Village Areas, Down Towns, or Planned Growth Areas, as a part of the regional Future Land Use planning process may be eligible for certain exceptions to Act 250 regulations.

- Flood Zones and River Corridors
- Rural Conservation
- Village Center
- Rural Ag or Forestry
- Rural General
- Existing Structures
- Resource Based Recreation
- Village Area

Data Sources: Structures, VCGI 2026. Flood Hazard Areas via FEMA, River Corridors via VDEC. FLU Categories (MARC 2025). Road Data Derived from ALL ROADS (VTrans, 2025). Town and RPC Boundaries (VCGI 2025)

Last updated on 3/16/2026 by kappleton



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