



**Housing Advisory Board
June 24th, 2026 - 5:00pm
Village Boardroom, 2nd Floor, Harrietstown Hall
Meeting Minutes**

ATTENDANCE

Members: Stephen Erman, Rich Loeber, Jodi Gunther, Peter Waladt, Ben Douglass

Guests: Northern Forest Center & Consultants

NEW BUSINESS

Consultant Site Visit – Sandpit Property

3:00 PM – Consultant Visit with Leslie and Village Staff

Housing Advisory Board Meeting with Consultants

5:00 PM – Village Boardroom

- The group discussed its goals and vision for the Sandpit property. Concepts included affordable homeownership opportunities in the \$200,000–\$300,000 range that would appeal to a variety of demographics, as well as the possibility of a retirement-focused community.
- The Board requested that the consultants provide recommendations on the most appropriate housing types for the site and develop multiple development scenarios for consideration.
- Tiny homes were discussed, but appear to be a lower-level housing option based on current market interest.
- Future planning efforts will need to consider Village zoning, parking, and other development regulations applicable to the district.
- Consultants will develop a storyboard and conceptual vision for the project.
- Because the Village owns the property, the Board discussed leveraging ownership to establish restrictions or requirements for future buyers. Consultants will provide information on the resources and mechanisms necessary for the Village to manage and enforce such restrictions.
- Wetland delineation has been performed, but the APA has not approved it yet.
- It looks infeasible to have a street from Lake Flower Ave into the north end of the site, but there could be a pedestrian/bike trail.

Public Engagement:

- Consultants will provide a list of recommended stakeholder interview categories. Board members will then identify and submit contacts for each category, such as real estate professionals, bankers, builders, and other relevant community representatives.
- Later in the project, the Village may engage the broader public and potential homebuyers to gather input on desired community amenities and shared spaces. This is not an immediate priority but may be incorporated into future phases of the planning process.

Housing Market Research:

- Board members will research existing housing developments within the Village, including The Lofts, Trudeau Village, and DeChantal Apartments, to better understand unit mix compositions and help identify the most appropriate target audience for the Sandpit project.

Next Meeting:

- The next meeting with the consultants is scheduled for August 11 at 4:00 PM in the Village Boardroom.