



**TOWN OF MORRISTOWN PLANNING COUNCIL
MEETING NOTICE & AGENDA
COMMUNITY MEETING ROOM
43 Portland St. Morrisville, VT 05661
5:00 PM Tuesday, December 13, 2022**

This meeting will be held in person only.

CALL TO ORDER

1. Approve prior meeting minutes

DISCUSS

1. Uptown Commercial Zone with Texas Savoy LLC
2. Legislative Bodies Zoning change approval votes
3. Town Plan Implementation Plan 1-year letters

ADJOURN

Morristown/Morrisville Planning Council
PO Box 748 / Morrisville, VT 05661
Phone (802) 888-6373

Meeting Minutes of Tuesday 25 October 2022

Council Members present: Steven Foster, Joshua Goldstein, Etienne Hancock (Chair), John Meyer, and Tom Snipp

Council Members absent:

Guests: Tim Magee, David Ring, Barry Russo, James Brewster, Ron Stancliff, Scott Thompson, Wally Reeve, Tom Cloutier, Paul Griswold, Coleen Shepard, Laura and Martin Green

Staff: Planning Director Todd Thomas

Call to Order: Chair Hancock called the meeting to order in the Community Meeting Room of the Old Tegu Theatre at 43 Portland Steet at approximately 5:00 P.M.

Meeting Minutes: Member Snipp moved to approve the September 20th meeting minutes. A vote of 4-0 affirmed the motion. Member Meyer moved to approve the September 27th meeting minutes. A vote of 4-0 affirmed the motion.

Public Hearing: 2022 pending zoning change & hearing schedule – Planning Director Todd Thomas reminded everyone of the November 7th and November 16th Selectboard and Village Trustee warned zoning change public hearings. It was decided that the next Planning Council meeting would be warned for the November 7th Selectboard public hearing, and the regularly scheduled Planning Council meeting on November 8th would not be held.

Discussion: Zoning Bylaws interpretation questions at 10/12 DRB hearing – As Member Foster arrived for the meeting, Chair Hancock and Mr. Thomas related to the Planning Council that a few Zoning Bylaw interpretation issues came up during the October 12th Development Review Board (DRB) meeting. Mr. Thomas explained that there is no direction provided in the Zoning Bylaws for how to calculate a waiver. It was decided that the Planning Council would look at calculation options and decide on one at an upcoming meeting. Architectural Repetition, Section 206 of the Zoning Bylaws, and the definition of the word Building were also discussed. It was decided that Mr. Thomas would propose a rewrite for the definition of Building, and the front door and front porch requirements in Section 206 for a future Council meeting. Mr. Thomas said that he would start this work once the pending revision to the Zoning Bylaws was approved by the Legislative Bodies. Due to all the new residential development thereon, the Planning Council also talked about pedestrian safety and traffic calming on Jersey Heights. It was decided that this would be a separate topic at a future Planning Council meeting, hopefully with a traffic engineer present. Member Goldstein reiterated previous comments that he would like to see the Selectboard fund a master plan for streetscape improvements in this area, and in the downtown. It was decided that language interpretation issues at DRB meetings should be a standing Planning Council agenda item going forward, and that at least one Planning Council member should observe all future DRB meetings. Chair Hancock said he would attend the November 9th DRB meeting.

Discussion: Waterbury Housing Study & as-of-right permits (John) – Member Meyer and Mr. Thomas spoke about the recently published Waterbury housing study. It was noted that Morrisville was years ahead of Waterbury in terms of making Zoning Bylaw changes to create the badly needed new housing-starts in its downtown and core village areas. A longer conversation ensued regarding as-of-right permits. It was decided that Mr. Thomas would bring a list of development applications like the Bourne multi-family conversion on Winter Street, and the Farrell carriage house multi-family conversion on West High Street, to the next Planning Council meeting to study if limited projects like these could be permitted administratively (via a future zoning change). Section 505(b) of the Zoning Bylaws was also discussed, and it was agreed that Mr. Thomas would present revised language that strengthens this regulation at a future Planning Council meeting.

Discussion: Supporting new commercial development (Josh) – Member Goldstein spoke to his desire to make Morrisville, especially the shopping plazas located uptown, more desirable to commercial development and infill redevelopment. The new residential component to Northgate Plaza (old Plaza Hotel) was discussed, including the under-construction sidewalk that now separates the plaza's parking lot from Northgate Avenue. Similar opportunities for infill development were discussed at Morrisville Plaza, including making it more pedestrian friendly. It was decided that a representative for the new ownership of Morrisville Plaza would be invited to an upcoming Planning Council meeting to discuss the vision for it, and what that ownership group has done with their shopping plazas elsewhere. (Note - via a later staff discussion it was agreed that Bill from the Savoy-Texas LLC ownership group would attend the December 13th Planning Council meeting at 5:00 PM.)

The meeting adjourned at 7:30 PM, submitted by Todd Thomas, Planning Director

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Meeting Minutes of Tuesday 22 November 2022

Council Members present: Joshua Goldstein, Etienne Hancock (Chair), John Meyer, and Tom Snipp

Council Members absent: Steven Foster

Guests: Tom Cloutier, and Gary Briggs

Staff: Planning Director Todd Thomas

Call to Order: Chair Hancock called the meeting to order in the Community Meeting Room of the Old Tegu Theatre at 43 Portland Street at approximately 5:00 P.M.

Meeting Minutes: Approval of the previous meeting minutes was tabled due to initial quorum issues and never readdressed once member Goldstein arrived.

Public Hearing: 2022 Pending Zoning Change & hearing schedule – Planning Director Todd Thomas noted the upcoming November 30th joint meeting of the Selectboard & Village Trustees regarding the proposed edits to the 2022 Zoning Bylaws.

Discussion: Zoning Bylaw interpretation questions at previous DRB hearing – Chair Hancock, Member Snipp, and Mr. Thomas spoke as to what they witnessed at the November 9th DRB meeting. Mr. Thomas said that the only Zoning Bylaw language interpretation issue that came up that night was the new Section 206(g) Outdoor Space requirement for new multi-family dwellings. It was agreed that Mr. Thomas would work on a rewrite for this wording so building code driven setbacks could not fully satisfy the lawn area option offered in Section 206(g) of the Zoning Bylaws.

Discussion: Town Plan Implementation Chapter – Mr. Thomas led the Council through the stated Objectives in the Implementation Chapter of the Town Plan with a 1-year time horizon or less. For the parties responsible for said Objectives other than the Planning Council, it was decided that letters would be sent to each group reminding them of this coming-due work item. Draft letters would be reviewed at upcoming Planning Council meetings (as Mr. Thomas had time to write them). For the Town Plan Objectives that were the responsibility of the Planning Council, the Council agreed to invite Jim Lovinsky, Graham Mink, and Nock Donza to a meeting in January to talk about fully electrified buildings and what density incentives could be made available to encourage the retrofit and development thereof. The Council also spoke about the Town Plan Objective that encouraged the creation of a Housing Committee. It was agreed that such a Housing Committee should have some sort of public process when deed restricted affordable housing is created so the public could be made aware of transactions like the recent sale of 25 housing units on Gordon Lane from AHL Investments to Lamoille Housing Partnership for approximate \$4.5 million. The Council also discussed the ongoing objectives for the year, including revising the Conservation Subdivision Bylaw and the broader Zoning Bylaws to incentivize the production of new single-family homes and townhouses. It was also agreed that further edits to Sections 206 & 207 of the Zoning

Bylaws would be needed as the new 2002 Zoning Bylaws were put into use over the coming months. Finally, the Board spoke about efforts to increase pedestrian safety, especially in the new High Density Residential Zone on Jersey Heights. Mr. Thomas said that the Town was due to update its road policy this year. Council Members said that they would love to have a seat at the table during this discussion if possible. Mr. Thomas was asked to send out the draft Town Road Policy as it currently stands.

The meeting adjourned at 7:30 PM, submitted by Todd Thomas, Planning Director

Zoning Change Approval Motion for Trustees

The motion for the Trustees to approve the proposed 2022 zoning changes as warned, but without the new steep slope regulations, and while only striking the paved road allowance of the conservation subdivision bylaw's density bonus is as follows:

Member Heanue moved to approve the warned zoning changes as proposed while omitting only the new steep slope regulations from revised Section 342, and only omitting subsection (c) from Section 510(5)(5) of the Conservation Subdivision Bylaw's density bonus.

A vote of 3-0-1 (Fortune) affirmed the motion

Additional Planning Council direction motion by the Trustees regarding 2023 Zoning Changes is as follows:

None at this time...

Zoning Change Approval Motions for Selectboard

The motion for the Selectboard to approve the proposed 2022 zoning changes as warned, but without the new steep slope regulations, and while only striking the paved road allowance of the conservation subdivision bylaw's density bonus is as follows:

Member McDowell moved to approve the warned zoning changes as proposed while omitting only the new steep slope regulations from revised Section 342, and only omitting subsection (c) from Section 510(5)(5) of the Conservation Subdivision Bylaw's density bonus.

A vote of 5 to 0 affirmed the motion.

Zoning Change Vote Dates are as follows:

Selectboard -> 5 December 2022

Trustees -> 7 December 2022

Additional Planning Council direction motion by the Selectboard regarding 2023 Zoning Changes is as follows:

The Selectboard in 2023 directed the Planning Council to ensure that the Section 207 Historic District properties are shown on the new zoning map, to edit the recently revised road naming zoning bylaw to add in "at the direction of the Zoning Administrator" and to study allowing homeowners to have 2 short term rental properties outside of the village instead of the newly regulated primary property only.



Planning Council
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13 December 2022

Dear Members of the Selectboard,

Now that the 2022 Zoning Bylaw update is complete, the Planning Council has turned its attention to the Implementation Chapter of the Town Plan that you approved last spring. At its November 22nd meeting, Council Members specifically focused on the approved Town Plan Objectives with less than a one-year time horizon to complete. There are about a dozen of these 1-year Objectives in the Town Plan, and the Selectboard shares ownership responsibility for approximately half of them. Arguably the easiest 1-year Objective for the Selectboard to meet in the Town Plan is as follows:

Town Plan Year One Objective (Selectboard)

The Plan supports the Selectboard creating a housing committee that is charged with promoting the creation of all forms of new housing, including new affordable housing, and suggesting what incentives might be offered to help developers secure more housing.

The above objective simply requires the Selectboard to vote to create a Housing Committee and fill it with residents who express interest to serve thereon. The Planning Council hopes that the Housing Committee can help with ideas and or policies to quell the recent imbalance between housing supply and demand, with the goal of ensuring that housing in our community remains at least somewhat affordable. The production of various forms of housing will be needed to accomplish this, while maintaining the Town Plan and State of Vermont goals of compact villages surrounded by agricultural land, low density residential development, and open space. The Council also hopes that the new Housing Committee can create a public process for things like the recent sale of two new apartment buildings on Jersey Heights to Lamoille Housing Partnership. While the Town cannot regulate private sales of residential apartment buildings, it makes sense that there should be some sort of public control, process, or plan for where dense developments of affordable housing in our community are located.

Thanks again for your attention and consideration of acting on this agreed upon Town Plan Objective.

Sincerely,

Etienne Hancock, Chair
Morrisville/Morristown Planning Council



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13 December 2022

Dear Members of the Selectboard,

Now that we have the 2022 Zoning Bylaws update mostly behind us, the Planning Council has turned its attention to the Implementation Chapter of the Town Plan that you approved last spring. At its November 22nd meeting, Council Members specifically focused on the approved Town Plan Objectives with less than a one-year time horizon to complete. There are about a dozen of these 1-year Objectives in the Town Plan, and the Selectboard shares ownership responsibility for approximately half of them. One of the easiest 1-year Objectives for the Selectboard to meet in the Town Plan is as follows:

Town Plan Year One Objective (Selectboard)

The Selectboard should immediately look to convert the interior lighting in town owned buildings to LED bulbs to create additional energy and cost savings.

Efficiency Vermont is willing to partner with the Morristown Selectboard to help with the conversion of the remaining Town owned buildings with fluorescent lighting to LED lights (contact Jen Severidt at 802-540-7768 or JSeveridt@VEIC.org). Please note that time is of the essence here as the Efficiency Vermont incentives for converting florescent lighting to LED lights sunsets on 1 July 2023. With a small amount of money upfront within the next 6 months, the Town and its taxpayers will be able to reap daily savings, post conversion, thanks to the much more energy efficient LED bulbs. With the Town budget strained due to wage inflation and high fuel costs, the time is now to start saving anywhere we can. The Planning Council is happy to collaborate with or provide assistance to the Selectboard on this issue if desired. Council Members are also happy to attend an upcoming meeting, if needed, where this LED lighting Town Pan Objective will be considered by the Selectboard.

Thank you again for your attention and consideration of this agreed upon Town Plan Objective.

Sincerely,

Etienne Hancock, Chair
Morrisville/Morristown Planning Council