TOWN OF MORRISTOWN SELECTBOARD
MEETING NOTICE & AGENDA
COMMUNITY MEETING ROOM
On Zoom and at 43 Portland St. Morrisville, VT 05661
6:00 PM Monday, February 6, 2023

This meeting will be held both remotely and in person. Available options to watch or join the meeting:

- WATCH: the meeting will be live streamed on the Town GMATV YouTube Channel.
- JOIN ONLINE: Join Zoom Meeting. See below for login information if using phone audio.
- JOIN BY PHONE: Join via conference call (audio only): 1 (646) 558-8656 | Meeting ID: 810 342 4528
- PROVIDE FULL NAME: For minutes, please provide your full name whenever prompted.
- CHAT DURING MEETING: Please use the "Chat" to request to speak, only.
- RAISE YOUR HAND: Click on the hand button or use the "Chat" feature to request to speak.
- MUTE YOUR MICROPHONE: When not speaking, please mute your microphone on your computer/phone.

I. CALL SELECTBOARD MEETING TO ORDER

II. AGENDA CHANGES/ADDITIONS

III. APPROVE MINUTES

1. Approve Minutes 1-17-23
2. Approve Minutes 1-26-23
3. Approve Minutes 1-30-23

IV. NEW BUSINESS

1. Review FY 21/22 Audit with Auditors
2. Appoint either Christy Snipp or Donnie Blake to open DRB seat
3. Appoint new Planning Council Member
4. Discuss making Hutchins St. one-way to create new on-street parking
5. Discuss Brigham St parking lot as 2-hour parking
6. Planning Council Short-Term Housing Letter
7. Updated site assessment for Town-owned Noyes House Museum property
8. Discuss date for Special Town Meeting - petition to move all budget items to Australian ballot

V. OLD BUSINESS

1. Discuss Class 4 road policy

VI. APPROVE WARRANTS

VII. TOWN ADMINISTRATOR'S REPORT

VIII. SELECTBOARD CONCERNS

IX. COMMUNITY CONCERNS

X. OTHER BUSINESS

1. Possible Executive Session

XI. ADJOURN

SELECTBOARD MEETING MINUTES
OF JANUARY 17, 2023

Members: Bob Beeman, Judy Bickford, Brian Kellogg, Don McDowell, Jessica Graham

Absent:

ADMINISTRATION and STAFF: Eric Dodge, Town Administrator; Judi Alberi, Administrator's Assistant; Kevin Barrows, Highway Superintendent; Dennis DiGregorio, Fire Chief; Scott Longe, Foreman; Matt Friedrich, Foreman; Jason Luneau, Police Chief; Tina Sweet, Finance Director; Paula Beattie, Human Resources Director; Sara Haskins, Town Clerk/Treasurer; Stacey Ferriman, Assistant Finance Director

PARTICIPANTS/GUESTS:Susan Sinnott, Gary Sinnott, Joanne Davis, Nancy Pritchard, Tom Cloutier, Jeff McCarthy, Lisa Hawthorne, Barry Russo, Martin Green, Paul Hertz, James Rauchman, Laura Green, Kristin Marriett, Shiela Tarbox, Tony Cote, Alan Ward, Bonita Griswold,Todd Pinkham, Laura Streets, Robert Bortree, Leeward Labier, Donna Rothammer, Julie Nepveu*, Denis Nepveu*, David Ring*, Ed Lowentown*, Cathy Chaffee*, Kerrie Lohr*, Etienne Hancock*, Steven Foster*

**participating via Zoom*

CALL SELECTBOARD MEETING TO ORDER
Bob Beeman called the Selectboard Meeting to order at 6PM at the Tegu Building.

AGENDA CHANGES/ADDITIONS
None

APPROVE MINUTES

1. **Approve minutes of 1-3-23**
   Motion made by Brian Kellogg to approve the minutes of January 3, 2023 with amendments. Motion seconded by Judy Bickford . Motion carried. (4/0)

   Don McDowell requested changes to the January 3, 2023 minutes as follows:
   Under Selectboard concerns add Vermont Electric Co-Op to the thanks given to Morrisville Water & Light.

   Jess Graham arrived after the minutes were approved.

LIQUOR CONTROL
None

NEW BUSINESS

1. **Review draft Annual Town Meeting warning**

   Sara Haskins presented the Selectboard with a draft warning for the 2023 Annual Town Meeting to review. The warning cannot be finalized yet as the deadline to submit petitions is 4:00 PM on Thursday, January 19, 2023. On the draft warning, there is currently one article to elect Selectboard members by Australian Ballot and all other articles are traditional floor votes. The Board briefly discussed the articles for social service appropriations and the merging of two reserve funds. Sara also shared model language for five articles that the Board can use to put articles on the warning to move the budget, officers or public questions to Australian ballot and/or to change the date and time of annual town meeting. She informed the Board that she is aware of a petition being circulated to add an article to move the budget questions to Australian Ballot but it has not yet been submitted. Questions regarding moving to Australian Ballot can only be voted on at a floor meeting and would go into effect for the following year. There is pending legislation (H42) that has passed the House and is now in the Senate that would enable a Selectboard to vote to continue the emergency legislation moving to all Australian Ballot for one more year. The Board discussed if H42 is enacted, moving to all Australian Ballot for the 2023 Annual Town Meeting. They also discussed adding an article to move Town Meeting to the Saturday before or adding articles to moving to Australian Ballot for the budget or all articles. The Board will finalize the warning at a special meeting on Monday, January 30, 2023.

2. **Discuss mailing ballots for March 7, 2023 Annual Town Meeting**

   Sara Haskins shared that a citizen has requested that all active voters be mailed their ballots for the 2023 annual town meeting. Currently, there is only the election of Selectboard members on the Australian Ballot. If the emergency legislation is passed and the Selectboard votes to move to adopt it, then all articles will be by Australian Ballot for the 2023 Annual Town Meeting. Rough estimates for costs to mail all voters a ballot with return postage is $11,000, to mail all voters a ballot without return postage is $9,000 and to mail voters by request only based on 300 requests is $3,000.

   After much discussion, the Selectboard had various opinions regarding the mailing of ballots.

   Motion made by Don McDowell to mail out ballots to all registered voters if H42 bill passes. Motion seconded by Jess Graham. Motion carried. (3/2) Bob Beeman and Judy Bickford opposed.

3. **Accept Steven Foster's resignation from Planning Council**

   Motion made by Brian Kellogg to accept the resignation of Steven Foster from the Planning Council with thanks. Motion seconded by Judy Bickford. Motion carried (5/0).

4. **Accept Laura Streets resignation from the Development Review Board**

   Motion made by Brian Kellogg to accept the resignation of Laura Streets from the Development Review Board with thanks. Motion seconded by Judy Bickford. Motion carried (5/0).

   Laura Streets thanks everyone.

5. **Discuss moratorium on housing**

   Nancy Pritchard attended the meeting to ask if there is a formal process for a new construction moratorium? A petition would need to be filed with the town clerks office and then a special meeting would be held.

   Kerrie Lohr, Advancement & Communications Director for Lamoille Housing Partnership joined the meeting via zoom to talk about the housing needs of the county. Affordable housing is needed along

with jobs for people that live,work, and play in Morristown/Morrisville. Many properties are dual income affordable but much more difficult for single parents.

6. **Discuss Planning Council request to form a housing committee**

Town Plan year one objective (Selectboard) is 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 Chair for Planning Council, Eitenne Hancock, attended the meeting via zoom to discuss ideas for a housing committee creation. Eitenne understands that staffing could be an issue, as the town employees are already carrying a large load of work. Steven Foster added to the conversation that new housing is not necessarily the goal but identifying areas and opportunities along with making recommendations.

Folks interested in serving on a housing committee should email admin@morristownvt.org.. An ad will be placed in News & Citizen, the town website and the front porch forum.

Motion made by Jess Graham to create a housing committee with 5 members for 6 months to identify areas and opportunities for housing and make recommendations to the Selectboard. Motion seconded by Judy Bickford. Motion carried. (5/0)

7. **Discuss Billing for paramedic intercept**

Morristown EMS (MEMS) provides Paramedic Intercept services, which are ALS services provided by MEMS. This type of service is most often provided for emergency ambulance transport, in which a local volunteer ambulance that can provide only basic life support (BLS) level of service is dispatched to transport a patient. MEMS has 6 paramedics and is often dispatched to other towns due to the quality of MEMS personnel for paramedic intercept. The requesting agency can bill for a higher level of service when MEMS provides paramedics. Bill Mapes, EMS Chief, provided the following data: 2021 a total of 21 intercepts and in 2022 a total of 39 intercepts. Requesting to bill agencies that are requesting paramedic intercept $250 per incident.

Motion made by Judy Bickford authorizing Morristown Finance Department to bill outside communities that request Paramedic Intercept $250 per incident. Motion seconded by Brian Kellogg. Motion carried. (5/0)

8. **Discuss Elmore EMS subscription**

Eric Dodge attended the Elmore Selectboard meeting recently requesting an increase in the cost of service coverage for Elmore ambulance service.Historically, there hasn't been an increase over the past four years. A suggested percentage increase of $9,000 which represents approximately a 35% increase. The Elmore Selectboard has offered to pay an additional sum of $4,500 for 2023/2024 year and another increase of $4,500 for 2024/2025 year totaling the requested $9,000 increase.

Motion made by Judy Bickford to accept $30,500 from the Town of Elmore for 2023/2024 and $35,000 for 2024/2025. Motion seconded by Brian Kellogg. Motion carried. (5/0)

9. **Review highway mileage certificate**

   Motion made by Brian Kellogg to approve and sign the Certificate of Highway Mileage. Motion seconded by Judy Bickford. Motion carried. (5/0)

10. **Discuss Class 4 road policy**

    There have been several requests to upgrade class 4 roads in Morristown/Morrisville. The current road policy does not address the expectations for any upgrades. After consulting the town attorney, a working draft has been developed as a starting point. A few residents that live on class 4 roads attended the meeting this evening, in person and via zoom, to weigh in on their thoughts. A few concerns such as: cost prohibitive, burdensome, restrictive were heard by the Selectboard. More work will be done to revamp the current road policy that will protect the town and citizens.

    Motion made by Don McDowell to table this item for now. Motion seconded by Brian Kellogg. Motion carried. (5/0)

OLD BUSINESS

1. **Finalize 2023-2024 Budget**

   After careful consideration, the Selectboard will approve the budget that allows for another police officer, the full-time recreation coordinator and drop the need for a Zoning Assistant. The Selectboard would like to allocate money in the amount of $5000 for hiring someone to run zoom and help with minutes for the Planning Council and Development Review Board. The Selectboard cannot mandate Zoom to be used by other boards but monies can be allocated for assistance.

   Motion made by Jess Graham to accept the budget without a Zoning Assistant, add $5,000 for zoom operator/ minute taker, and reduce the revenue by $4,500 for the Elmore EMS Subscription. Motion seconded by Judy Bickford. Motion carried. (5/0)

APPROVE WARRANTS

Motion made by Brian Kellogg to approve the warrants. Motion seconded by Judy Bickford. Motion carried. (5/0)

TOWN ADMINISTRATOR'S REPORT

- Construction for Phase II is going great.
- The Town office staff attended zoom training for First Amendment Audit. Public space video tapping is not illegal and folks videotaping are posting on social media.
- Victoria Hellwig of LCPC met with Eric to talk about energy efficiency grant opportunities.
- Judy Bickford recently asked Eric about warming centers in the area in the event of severe weather. Morrisville Fire Dept, Peoples Academy, National Guard Armory were all mentioned as possibilities.

SELECTBOARD CONCERNS

Judy Bickford None

Jess Graham announced she would not be running for re-election. Hope to return in the future to serve the community.

Brian Kellogg none

Don McDowell gave thanks to Sara for her work tonight regarding the upcoming town meeting and to Tina for preparing the budget with many revisions.

Bob Beeman none

COMMUNITY CONCERNS

The community concerns were weaved in and out during the meeting as folks are concerned about the budget being voted on in March. Other concerns around housing and parking were mentioned.
A quote mentioned tonight captured the overwhelming concerns expressed: Vermont's biggest liability is we have not changed with the times. Vermont's biggest asset is we have not changed with the times.

Sara Haskins has canceled the tax sale for 1/19/23 as all taxes have been paid.

OTHER BUSINESS

None

ADJOURN

Motion made by Judy Bickford to adjourn. Motion seconded by Jess Graham. Motion carried. (5/0)

Meeting adjourned at 9:33pm
Submitted and filed this January 20, 2023 .
Judi Alberi, Scribe

Please note all minutes are in Draft form and are subject to approval at the next Selectboard meeting.

SELECTBOARD MEETING MINUTES
OF JANUARY 26, 2023

Members: Judy Bickford, Brian Kellogg, Don McDowell

Absent: Bob Beeman, Jess Graham

ADMINISTRATION and STAFF: Eric Dodge, Town Administrator; Judi Alberi, Administrator's Assistant; Sara Haskins, Town Clerk/Treasurer; Mitzi Fleming*, Assistant Clerk/Treasurer

PARTICIPANTS/GUESTS:Martin Green, Laura Green, Tom Cloutier, Kathy Chaffee, Alexander Cyr

**participating via Zoom*

CALL SELECTBOARD MEETING TO ORDER
Judy Bickford called the Selectboard Meeting to order at 6:00PM at the Tegu Building.

AGENDA CHANGES/ADDITIONS
None

NEW BUSINESS

1. **Discuss Adoption of H.42**
   The Governor has signed Act 1 (H.42). With this being done, Sara Haskins discussed with the board what options are available for this year's town meeting:
   Option 1: Australian Ballot - All or nothing
   Option 2: Traditional Town Meeting Day with a floor vote on most articles
   Option 3; Change the date of Town Meeting

   Motion made by Don McDowell to adopt the Australian ballot system for voting on all articles on the 2023 Annual Town Warning as authorized by Act 1 (H.42). Motion seconded by Brian Kellogg. Motion carried. (3/0)

ADJOURN
Motion made by Don McDowell to adjourn. Motion seconded by Brian Kellogg. Motion carried. (3/0)

Meeting adjourned at 6:07pm
Submitted and filed this January 27, 2023 .
Judi Alberi, Scribe

Please note all minutes are in Draft form and are subject to approval at the next Selectboard meeting.

SELECTBOARD MEETING MINUTES
OF JANUARY 30, 2023

Members: Bob Beeman, Judy Bickford, Brian Kellogg, Don McDowell, Jessica Graham

Absent:

ADMINISTRATION and STAFF: Eric Dodge, Town Administrator; Judi Alberi, Administrator's Assistant; Kevin Barrows, Highway Superintendent; Dennis DiGregorio, Fire Chief; Jason Luneau, Police Chief; Tina Sweet, Finance Director; Paula Beattie, Human Resources Director; Sara Haskins, Town Clerk/Treasurer

PARTICIPANTS/GUESTS:

**participating via Zoom*

CALL SELECTBOARD MEETING TO ORDER
Bob Beeman called the Selectboard Meeting to order at 6PM at the Tegu Building.

AGENDA CHANGES/ADDITIONS
None

NEW BUSINESS

1. **Sign the Warning for Town Meeting**
   Sara Haskins has updated the Warning for Town Meeting and discussed the changes with the Selectboard. Upon citizens request, the Selectboard is discussing if the social service appropriations for Town Meeting should be separated out as individual appropriations for the ballot. Sara presented Option A, which has all the appropriations bundled together as done in the past, and Option B, which has all Social Services Appropriations separated out as individual articles on the ballot. The Selectboard has various opinions on whether to list the appropriations separately or not.

   Motion made by Don McDowell to adopt Option B, which has all the Social Service Appropriations as individual articles, for the warning for the Town of Morristown Town Meeting on March 7, 2023. Motion seconded by Judy Bickford. Motion carried. (4/1) Jess Graham opposed.

2. **Approve authorizing the school board to mailing of annual school ballots**
   Motion made by Jess Graham to allow the school board to mail their ballots with the town ballots. Motion seconded by Brian Kellogg. Motion carried. (5/0)

ADJOURN
Motion made by Judy Bickford to adjourn. Motion seconded by Don McDowell. Motion carried. (5/0)

Meeting adjourned at 6:45pm
Submitted and filed this January 31, 2023 .
Judi Alberi, Scribe

Please note all minutes are in Draft form and are subject to approval at the next Selectboard meeting.

Rules of Procedure for Jointly Appointed Subordinate Boards

1. Source of Authority
   All jointly appointed subordinate boards of the Morristown Selectboard and the Morrisville Village Trustees shall be governed by the provisions of all applicable Vermont State Statutes (specifically including the Vermont Open Meeting Law – 1 VSA §310-314), Municipal Bylaws, and these Rules of Procedure.
2. Purpose
   All jointly appointed subordinate boards shall be subject to these "Rules of Procedure" to ensure that all meetings are timely, efficient and transparent to and for the public, and to ensure consistency of procedures for all joint boards.
3. Application
   This policy setting forth these Rules of Procedure for all meetings of all jointly appointed subordinate boards shall apply to all regular, special and emergency meetings of these boards. These Rules of Procedure for jointly appointed subordinate boards shall be made available by the Town & Village Clerk upon request. These Rules of Procedure may only be amended by a successful majority vote of each Legislative Body.
4. Appointment
   All jointly appointed subordinate boards shall be appointed by a majority vote of each Legislative Body. Upon receiving notice of a board vacancy per #9 of these rules, the Legislative Bodies, to ensure the continuity of the subordinate board or committee, shall first look to fill any vacancy with an existing board alternate that desires to become a full-time member of their respective board. If no such alternate exists, the Town's Administrative Assistant shall notice the vacancy on jointly appointed boards on the Town's website, and post a link regarding this vacancy on Front Porch Forum. Only Village or Town residents who appear on the current voter checklist shall be eligible to serve on jointly appointed boards[1]. However, if no Village or Town residents on the voter checklist step forward to serve within a month of a vacancy being posted, the Legislative Bodies may appoint a non-Town or non-Village resident to fill the vacancy. Village and Town residents interested in serving on a jointly appointed subordinate board shall email the Town's Administrative Assistant (Admin@MorristownVT.org) regarding interest in filling said vacancy. The Town's Administrative Assistant shall keep an ongoing list of all emails received from eligible residents wishing to serve on a jointly appointed board during the current calendar year. The Administrative Assistant shall provide all emails received (from candidates that responded to the vacancy posting, and from candidates that previously applied within the calendar year), to each Legislative Body. Candidates for any vacancy on a jointly appointed board shall interview with the board that they are interested in, and said board shall furnish an appointment recommendation to each Legislative Body at the conclusion of the interview process.
5. Election of Officers
   All jointly appointed subordinate boards shall elect annually a Chair & Vice Chair. Said election shall take place at the board's first meeting after appointments are made by the respective Legislative Bodies.

[1] All existing members of jointly appointed subordinate boards as of 4 May 2022 are grandfathered from this new residency requirement. Said members, regardless of existing or future residency, may continue to serve on said boards, and shall remain eligible to be reappointed thereto upon the expiration of their current term.

6. Chair
   The Chair shall set the agenda, preside over the meeting, call it to order, maintain order, decide all questions of order and procedure, and shall appoint any sub-committees found necessary to carry out the business of the respective board or commission.
7. Vice Chair
   The Vice Chair shall assume all duties and authorities in the absence of the Chair.
8. Meeting Minutes
   Meeting minutes shall include all meeting actions and proceedings, showing the vote of each board member upon every question, or if absent, disqualified, or failing to vote, shall so indicate. Meeting minutes shall include the names of all board members in attendance, a summary of the facts on which the decisions are based and the decisions rendered. All meeting minutes must be kept in accordance with 1 VSA §312(b)(2).
9. Vacancies
   The Chair of all jointly appointed subordinate boards shall notify the Morristown Selectboard and the Morrisville Village Trustees of any vacancy on their board within one week from said vacancy taking place. Said vacant seat shall be filled via the #4-appointment process for the remainder of the term.
10. Quorum
    A quorum must be present for any meeting, vote or official action of all jointly appointed subordinate boards. A quorum shall consist of a majority of the jointly appointed respective board, regardless of any vacancies or disqualification, in order for the respective board to act. If a quorum of the members of the respective board or commission is not present, no action shall be taken and/or conducted.
11. Recess of Meeting or Hearing
    All jointly appointed subordinate boards may recess a meeting or hearing if all business cannot be disposed of on the day set. No further public notice shall be necessary provided that the date, time and place of the recessed meeting shall be announced before adjournment.
12. Majority Vote Required
    Determinations on any matter before all jointly appointed subordinate boards shall require the concurrence of a majority of the respective board or commission regardless of any vacancies or disqualifications.
13. Attendance
    Members of all jointly appointed subordinate boards are strongly encouraged to resign if total absences exceed fifty percent of the total meetings in a calendar year. Attendance of all jointly appointed subordinate boards can be reviewed by the Morristown Selectboard and the Morrisville Village Trustees annually and shall be a consideration during the reappointment decision-making process.
14. Conflict of Interest
    All jointly appointed subordinate boards are strongly encouraged to adopt their own conflict of interest policy until such time that a blanket policy is adopted by the Morristown Selectboard and/or the Morrisville Village Trustees.

For the Village of Morrisville:

5/20/22
Village Trustees Chair & Date

For the Town of Morristown:

9/6/22
Selectboard Chair & Date

Todd Thomas

From: Todd Thomas
Sent: Wednesday, January 25, 2023 3:37 PM
To: Eric Dodge; Scott Johnstone (sJohnstone@mwlvt.com)
Cc: Etienne Hancock; Tim Magee
Subject: Appointment recommendation for open Planning Council seat (Tim Magee)

Hello Eric & Scott,

Please be advised that the Planning Council unanimously recommended that Tim Magee be appointed to the open Planning Council seat last night. Please schedule a vote of each Legislative Body regarding Tim's candidacy as soon as possible. The Council meets next on Valentine's Day. If this appointment could be voted before that date, it would be very much appreciated.

Thank you and please let me know if you have any questions regarding this issue.

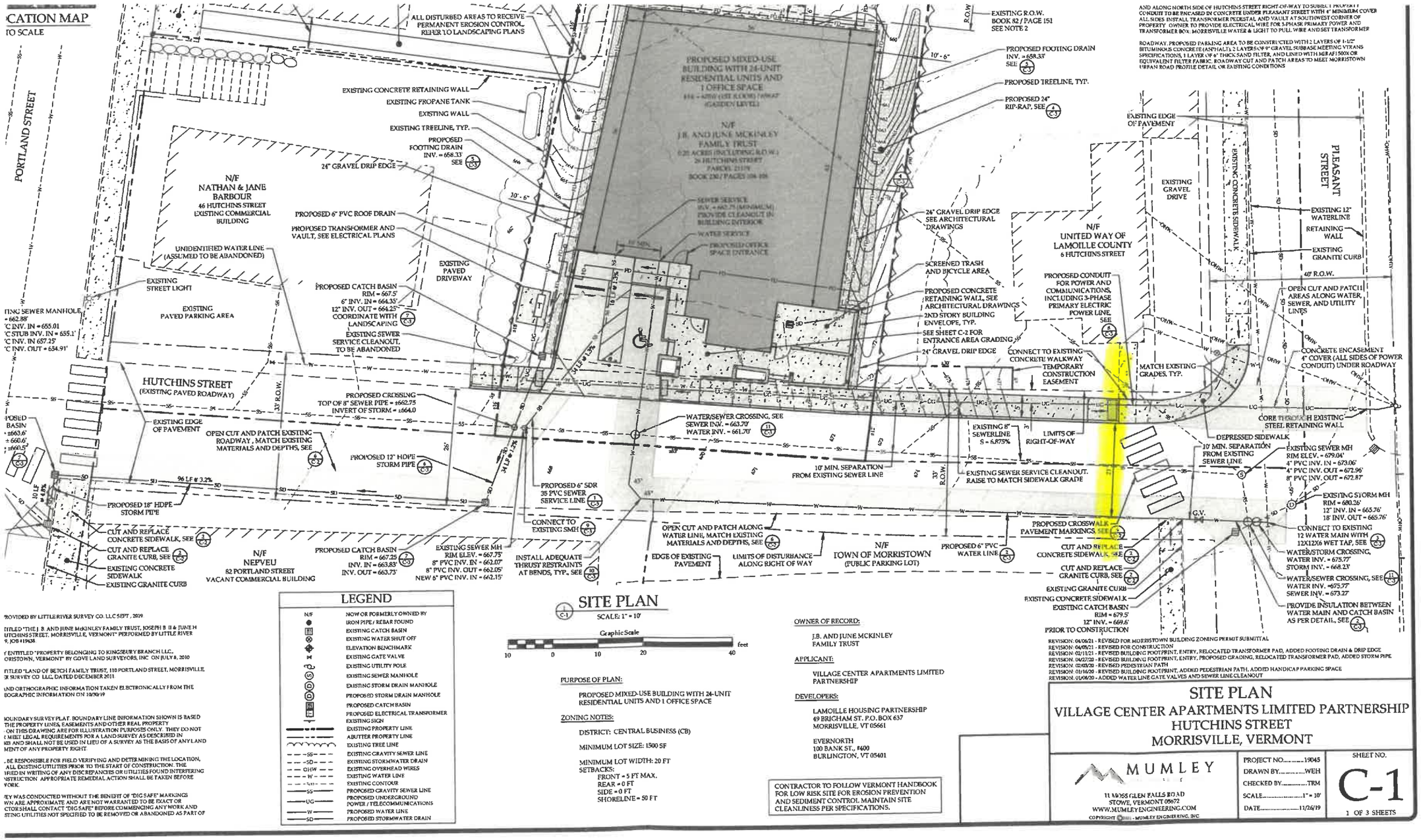
Kind regards,
Todd Thomas, AICP & CFM
Planning Director, Zoning Administrator, & Health Officer
802-888-6373
TThomas@MorristownVT.org

PARKING REPORT IMPLEMENTATION PLAN

Recommendations from the Parking Committee's Final Report are included below with an indication of when the action should occur,the party responsible, & the completion date.

Objective	Action Date	Responsible Party	Approval date	Physical completion date
The Selectboard should agree to add a standing agenda item to all future Selectboard meetings until it deems this Parking Committee Implementation Plan to be complete.	10/3/2022	Selectboard	10/3/2022	10/3/2022
The Zoning Administrator and the Development Review Board should be instructed via email or letter to stop granting waivers for residential uses in the Copley Municipal Parking Lot until the 2019 parking study thereof is updated, or recommendations of this report are implemented to create new overnight parking availability.	10/3/2022	Selectboard	10/3/2022	10/3/2022
The Selectboard should immediately direct Town Administration to install signage that designates new overnight parking on the river side of the gravel parking lot at Oxbow Riverfront Park.	10/3/2022	Selectboard	10/3/2022	
Town Administration should open a dialogue with Union Bank and Bourne's Energy about allowing overnight parking in the large parking lot that is jointly owned by these two companies on Lower Main St, but that the Town pays to maintain and plow. The results of these conversations should be shared at the 10/17/2022 Selectboard meeting.	10/3/2022 & 10/17/2022	Town Administration	request denied	request denied
The signage for all on-street parking should immediately be updated on Lower Main, Portland, Pleasant, and Bridge Streets as a 2-hour maximum, and enforced as such.	10/17/2022	Highway Superintendent, as directed by Selectboard	10/17/2022	
To accommodate for more daily commuter parking, the Highway Department should be directed to remove the existing 2-hour parking signs in the Copley Municipal Parking Lot & the plans for this lot, when it is reconstructed in summer of 2023, shall show smaller areas of 15-minute and 2-hour parking signage in areas where overnight parking has to turn over each day for business & plowing needs.	10/17/2022	Highway Superintendent, as directed by Selectboard	10/17/2022	
The Selectboard should vote to designate all the spots in the Brigham St Parking Lot to a duration of 2-hour parking from 8:00 AM to 5:00 PM to discourage local employees leaving their cars here all day during the work-week.	2/6/2023	Selectboard		
Before Hutchins Street is reopened to traffic in the summer of 2023, it should be designated by the Selectboarf to be a one-way street headed down the hill, which will allow for new on-street parallel parking to be created on one-side of the street.	2/6/2023	Selectboard		
The Selectboard should vote to approve the Parking Committee's proposed edits the existing Motor Vehicle Ordinance to better manage our parking resources.	3/20/2023	Selectboard		

The Selectboard should begin researching the adoption of the 1% rooms & meal tax as a potential way to fund the construction of a future public parking improvements, parking garage, or parking enforcement in downtown Morrisville.	3/20/2023	Selectboard		
The Selectboard's should direct the Highway Superintendent to stripe in the previously approved angled parking on the north side of Lower Main St in the late spring of 2023 (note Highway Superintendent must coordinate new centerline relocation with VTrans before new parking is striped)	4/3/2023	Selectboard & Highway Superintendent		
The Selectboard should examine ways to make downtown Morrisville more bicycle friendly and purchase abd install bike racks in multiple locations downtown, with at least one of the bike racks being covered from the weather.	4/3/2023	Selectboard		
The Selectboard's previously approved engineering plans for new parking spaces (that replace the existing parallel parking and vegetated hedge in front of the Noyes House Museum) should be budgeted in the fall of 2022 and constructed during summer 2023.	Construct in Summer of 2023	Selectboard		
Flashing lights should be added to the Copley Municipal Parking Lot to alert people when overnight parking will not be allowed therein during snow emergencies (aside from designated overnight spaces).	Summer 2023	Selectboard		
The current overnight parking policy should be abandoned, and the entire Municipal Parking Lot on Pleasant Street be made available for overnight parking year-round (which matches past policy in this parking lot).	Summer 2023	Selectboard		
The new overnight parking spots should overlap as much as possible with the signed 15-minute and 2-hour maximum parking during the workday (to ensure needed daytime parking turnover during the work-week).	Summer 2023	Selectboard		
The Planning Council's 2019 study of the Copley Municipal Parking Lot should be updated as soon as the new apartment building at 26 Hutchins Street is fully occupied, with said study taking place, at least in part, during the winter parking ban months.	Winter of 2023-2024	Planning Director		


CATION MAP
TO SCALE
PORTLAND STREET
ALL DISTURBED AREAS TO RECEIVE PERMANENT EROSION CONTROL, REFER TO LANDSCAPING PLANS
EXISTING CONCRETE RETAINING WALL
EXISTING PROPANE TANK
EXISTING WALL
EXISTING TREELINE, TYP.
PROPOSED FOOTING DRAIN INV. = 658.33' SEE 3/C-3
24" GRAVEL DRIP EDGE
PROPOSED MIXED-USE BUILDING WITH 24-UNIT RESIDENTIAL UNITS AND 1 OFFICE SPACE
N/F J.B. AND JUNE MCKINLEY FAMILY TRUST
26 HUTCHINS STREET
PARCEL 21179
BOOK 230 / PAGES 104-105
N/F NATHAN & JANE BARBOUR
46 HUTCHINS STREET
EXISTING COMMERCIAL BUILDING
PROPOSED 6" PVC ROOF DRAIN
PROPOSED TRANSFORMER AND VAULT, SEE ELECTRICAL PLANS
UNIDENTIFIED WATER LINE (ASSUMED TO BE ABANDONED)
EXISTING STREET LIGHT
EXISTING PAVED PARKING AREA
EXISTING PAVED DRIVEWAY
PROPOSED CATCH BASIN RIM = 667.5' 6" INV. IN = 664.35' 12" INV. OUT = 664.25' COORDINATE WITH LANDSCAPING 4/C-3
EXISTING SEWER SERVICE CLEANOUT, TO BE ABANDONED
HUTCHINS STREET
(EXISTING PAVED ROADWAY)
33' R.O.W.
PROPOSED CROSSING TOP OF 8" SEWER PIPE = ±662.75 INVERT OF STORM = ±664.0
EXISTING EDGE OF PAVEMENT
OPEN CUT AND PATCH EXISTING ROADWAY, MATCH EXISTING MATERIALS AND DEPTHS, SEE 6/C-3
PROPOSED 12" HDPE STORM PIPE 6/C-3
96 LF @ 3.2%
PROPOSED 18" HDPE STORM PIPE
CUT AND REPLACE CONCRETE SIDEWALK, SEE 2/C-3
CUT AND REPLACE GRANITE CURB, SEE 2/C-3
EXISTING CONCRETE SIDEWALK
EXISTING GRANITE CURB
N/F NEPVEU
82 PORTLAND STREET
VACANT COMMERCIAL BUILDING
PROPOSED CATCH BASIN RIM = 667.25 INV. IN = 663.83' INV. OUT = 663.73' 7/C-3
EXISTING SEWER MH RIM ELEV. = 667.75' 8" PVC INV. IN = 662.07' 8" PVC INV. OUT = 662.05' NEW 6" PVC INV. IN = 662.15'
INSTALL ADEQUATE THRUST RESTRAINTS AT BENDS, TYP., SEE 10/C-3
PROPOSED 6" SDR 35 PVC SEWER SERVICE LINE 1/C-3
CONNECT TO EXISTING SMH 6/C-3
WATER/SEWER CROSSING, SEE SEWER INV. = 663.70' WATER INV. = 661.70' 11/C-3
10' MIN. SEPARATION FROM EXISTING SEWER LINE
OPEN CUT AND PATCH ALONG WATER LINE, MATCH EXISTING MATERIALS AND DEPTHS, SEE 6/C-3
EDGE OF EXISTING PAVEMENT
LIMITS OF DISTURBANCE ALONG RIGHT OF WAY
N/F TOWN OF MORRISTOWN
(PUBLIC PARKING LOT)
PROPOSED 6" PVC WATER LINE 3/C-3
EXISTING R.O.W. BOOK 82 / PAGE 151 SEE NOTE 2
PROPOSED FOOTING DRAIN INV. = 658.33' SEE 3/C-3
PROPOSED TREELINE, TYP.
PROPOSED 24" RIP-RAP, SEE 4/C-3
24" GRAVEL DRIP EDGE SEE ARCHITECTURAL DRAWINGS
SCREENED TRASH AND BICYCLE AREA
PROPOSED CONCRETE RETAINING WALL, SEE ARCHITECTURAL DRAWINGS
2ND STORY BUILDING ENVELOPE, TYP.
SEE SHEET C-2 FOR ENTRANCE AREA GRADING
24" GRAVEL DRIP EDGE
CONNECT TO EXISTING CONCRETE WALKWAY
TEMPORARY CONSTRUCTION EASEMENT
EXISTING 8" SEWERLINE S = 6.875%
LIMITS OF RIGHT-OF-WAY
EXISTING SEWER SERVICE CLEANOUT. RAISE TO MATCH SIDEWALK GRADE
N/F UNITED WAY OF LAMOILLE COUNTY
6 HUTCHINS STREET
PROPOSED CONDUIT FOR POWER AND COMMUNICATIONS, INCLUDING 3-PHASE PRIMARY ELECTRIC POWER LINE, SEE 8/C-3
MATCH EXISTING GRADES, TYP.
EXISTING EDGE OF PAVEMENT
EXISTING GRAVEL DRIVE
EXISTING CONCRETE SIDEWALK
PLEASANT STREET
EXISTING 12" WATERLINE
RETAINING WALL
EXISTING GRANITE CURB
40' R.O.W.
OPEN CUT AND PATCH AREAS ALONG WATER, SEWER, AND UTILITY LINES
CONCRETE ENCASEMENT 4" COVER (ALL SIDES OF POWER CONDUIT) UNDER ROADWAY
CORE THROUGH EXISTING STEEL RETAINING WALL
DEPRESSED SIDEWALK
10' MIN. SEPARATION FROM EXISTING SEWER LINE
EXISTING SEWER MH RIM ELEV. = 679.04' 4" PVC INV. IN = 673.06' 4" PVC INV. OUT = 672.96' 8" PVC INV. OUT = 672.87'
EXISTING STORM MH RIM = 680.26' 12" INV. IN = 665.76' 18" INV. OUT = 665.76'
CONNECT TO EXISTING 12 WATER MAIN WITH 12X12X6 WET TAP, SEE 2/C-3
WATER/STORM CROSSING, WATER INV. = 675.77' STORM INV. = 668.23'
WATER/SEWER CROSSING, SEE 11/C-3 WATER INV. =675.77' SEWER INV. = 673.27'
PROVIDE INSULATION BETWEEN WATER MAIN AND CATCH BASIN AS PER DETAIL, SEE 2/C-3
PROPOSED CROSSWALK PAVEMENT MARKINGS, SEE 2/C-3
CUT AND REPLACE CONCRETE SIDEWALK, SEE 2/C-3
CUT AND REPLACE GRANITE CURB, SEE 2/C-3
EXISTING GRANITE CURB
EXISTING CONCRETE SIDEWALK
EXISTING CATCH BASIN RIM = 679.5' 12" INV. = 669.6' PRIOR TO CONSTRUCTION
G.V.
AND ALONG NORTH SIDE OF HUTCHINS STREET RIGHT-OF-WAY TO SUBSTATION CONDUIT TO BE ENCASED IN CONCRETE UNDER PLEASANT STREET WITH 4" MINIMUM COVER ALL SIDES. INSTALL TRANSFORMER PEDESTAL AND VAULT AT SOUTHWEST CORNER OF PROPERTY. OWNER TO PROVIDE ELECTRICAL WIRE FOR 3-PHASE PRIMARY POWER AND TRANSFORMER BOX. MORRISVILLE WATER & LIGHT TO PULL WIRE AND SET TRANSFORMER
ROADWAY. PROPOSED PARKING AREA TO BE CONSTRUCTED WITH 2 LAYERS OF 1-1/2" BITUMINOUS CONCRETE (ASPHALT), 2 LAYERS OF 9" GRAVEL SUBBASE MEETING VTRANS SPECIFICATIONS, 1 LAYER OF 6" THICK SAND FILTER, AND LINED WITH MIRAFI 500X OR EQUIVALENT FILTER FABRIC. ROADWAY CUT AND PATCH AREAS TO MEET MORRISTOWN URBAN ROAD PROFILE DETAIL OR EXISTING CONDITIONS
REVISION: 04/06/21 - REVISED FOR MORRISTOWN BUILDING ZONING PERMIT SUBMITTAL
REVISION: 04/09/21 - REVISED FOR CONSTRUCTION
REVISION: 02/11/21 - REVISED BUILDING FOOTPRINT, ENTRY, RELOCATED TRANSFORMER PAD, ADDED FOOTING DRAIN & DRIP EDGE
REVISION: 04/27/20 - REVISED BUILDING FOOTPRINT, ENTRY, PROPOSED GRADING, RELOCATED TRANSFORMER PAD, ADDED STORM PIPE
REVISION: 02/05/20 - REVISED PEDESTRIAN PATH
REVISION: 01/16/20 - REVISED BUILDING FOOTPRINT, ADDED PEDESTRIAN PATH, ADDED HANDICAP PARKING SPACE
REVISION: 01/08/20 - ADDED WATER LINE GATE VALVES AND SEWER LINE CLEANOUT
PROVIDED BY LITTLE RIVER SURVEY CO. LLC SEPT. 2019
ITLED "THE J. B. AND JUNE McKINLEY FAMILY TRUST, JOSEPH B. II & JUNE H UTCHINS STREET, MORRISVILLE, VERMONT" PERFORMED BY LITTLE RIVER 9, JOB #1963B.
F ENTITLED "PROPERTY BELONGING TO KINGSBURY BRANCH LLC., ORISTOWN, VERMONT" BY GOVE LAND SURVEYORS, INC ON JULY 8, 2010
ITLED "LAND OF BETCH FAMILY TRUST, 110 PORTLAND STREET, MORRISVILLE, R SURVEY CO LLC, DATED DECEMBER 2011
ND ORTHOGRAPHIC INFORMATION TAKEN ELECTRONICALLY FROM THE OGRAPHIC INFORMATION ON 10/30/19
OUNDARY SURVEY PLAT. BOUNDARY LINE INFORMATION SHOWN IS BASED THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY ON THIS DRAWING ARE FOR ILLUSTRATION PURPOSES ONLY. THEY DO NOT MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN ES AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND MENT OF ANY PROPERTY RIGHT.
BE RESPONSIBLE FOR FIELD VERIFYING AND DETERMINING THE LOCATION, ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE IFIED IN WRITING OF ANY DISCREPANCIES OR UTILITIES FOUND INTERFERING STRUCTION. APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE ORK.
EY WAS CONDUCTED WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS WN ARE APPROXIMATE AND ARE NOT WARRANTED TO BE EXACT OR CTOR SHALL CONTACT "DIG SAFE" BEFORE COMMENCING ANY WORK AND STING UTILITIES NOT SPECIFIED TO BE REMOVED OR ABANDONED AS PART OF
LEGEND
N/F NOW OR FORMERLY OWNED BY
IRON PIPE / REBAR FOUND
EXISTING CATCH BASIN
EXISTING WATER SHUT OFF
ELEVATION BENCHMARK
EXISTING GATE VALVE
EXISTING UTILITY POLE
EXISTING SEWER MANHOLE
EXISTING STORM DRAIN MANHOLE
PROPOSED STORM DRAIN MANHOLE
PROPOSED CATCH BASIN
PROPOSED ELECTRICAL TRANSFORMER
EXISTING SIGN
EXISTING PROPERTY LINE
ABUTTER PROPERTY LINE
EXISTING TREE LINE
EXISTING GRAVITY SEWER LINE
EXISTING STORMWATER DRAIN
EXISTING OVERHEAD WIRES
EXISTING WATER LINE
EXISTING CONTOUR
PROPOSED GRAVITY SEWER LINE
PROPOSED UNDERGROUND POWER / TELECOMMUNICATIONS
PROPOSED WATER LINE
PROPOSED STORMWATER DRAIN
SITE PLAN
C-1 SCALE: 1" = 10'
Graphic Scale
10 0 10 20 40 feet
OWNER OF RECORD:
J.B. AND JUNE MCKINLEY FAMILY TRUST
APPLICANT:
VILLAGE CENTER APARTMENTS LIMITED PARTNERSHIP
DEVELOPERS:
LAMOILLE HOUSING PARTNERSHIP
49 BRIGHAM ST. P.O. BOX 637
MORRISVILLE, VT 05661
EVERNORTH
100 BANK ST., #400
BURLINGTON, VT 05401
PURPOSE OF PLAN:
PROPOSED MIXED-USE BUILDING WITH 24-UNIT RESIDENTIAL UNITS AND 1 OFFICE SPACE
ZONING NOTES:
DISTRICT: CENTRAL BUSINESS (CB)
MINIMUM LOT SIZE: 1500 SF
MINIMUM LOT WIDTH: 20 FT
SETBACKS:
FRONT = 5 FT MAX.
REAR = 0 FT
SIDE = 0 FT
SHORELINE = 50 FT
CONTRACTOR TO FOLLOW VERMONT HANDBOOK FOR LOW RISK SITE FOR EROSION PREVENTION AND SEDIMENT CONTROL. MAINTAIN SITE CLEANLINESS PER SPECIFICATIONS.
SITE PLAN
VILLAGE CENTER APARTMENTS LIMITED PARTNERSHIP
HUTCHINS STREET
MORRISVILLE, VERMONT
MUMLEY
11 MOSS GLEN FALLS ROAD
STOWE, VERMONT 05672
WWW.MUMLEYENGINEERING.COM
COPYRIGHT © 2021 - MUMLEY ENGINEERING, INC
PROJECT NO. 19045
DRAWN BY. WEH
CHECKED BY. TRM
SCALE 1" = 10'
DATE 11/26/19
SHEET NO.
C-1
1 OF 3 SHEETS

PARKING REPORT IMPLEMENTATION PLAN

Recommendations from the Parking Committee's Final Report are included below with an indication of when the action should occur,the party responsible, & the completion date.

Objective	Action Date	Responsible Party	Approval date	Physical completion date
The Selectboard should agree to add a standing agenda item to all future Selectboard meetings until it deems this Parking Committee Implementation Plan to be complete.	10/3/2022	Selectboard	10/3/2022	10/3/2022
The Zoning Administrator and the Development Review Board should be instructed via email or letter to stop granting waivers for residential uses in the Copley Municipal Parking Lot until the 2019 parking study thereof is updated, or recommendations of this report are implemented to create new overnight parking availability.	10/3/2022	Selectboard	10/3/2022	10/3/2022
The Selectboard should immediately direct Town Administration to install signage that designates new overnight parking on the river side of the gravel parking lot at Oxbow Riverfront Park.	10/3/2022	Selectboard	10/3/2022	
Town Administration should open a dialogue with Union Bank and Bourne's Energy about allowing overnight parking in the large parking lot that is jointly owned by these two companies on Lower Main St, but that the Town pays to maintain and plow. The results of these conversations should be shared at the 10/17/2022 Selectboard meeting.	10/3/2022 & 10/17/2022	Town Administration	request denied	request denied
The signage for all on-street parking should immediately be updated on Lower Main, Portland, Pleasant, and Bridge Streets as a 2-hour maximum, and enforced as such.	10/17/2022	Highway Superintendent, as directed by Selectboard	10/17/2022	
To accommodate for more daily commuter parking, the Highway Department should be directed to remove the existing 2-hour parking signs in the Copley Municipal Parking Lot & the plans for this lot, when it is reconstructed in summer of 2023, shall show smaller areas of 15-minute and 2-hour parking signage in areas where overnight parking has to turn over each day for business & plowing needs.	10/17/2022	Highway Superintendent, as directed by Selectboard	10/17/2022	
The Selectboard should vote to designate all the spots in the Brigham St Parking Lot to a duration of 2-hour parking from 8:00 AM to 5:00 PM to discourage local employees leaving their cars here all day during the work-week.	2/6/2023	Selectboard		
Before Hutchins Street is reopened to traffic in the summer of 2023, it should be designated by the Selectboarf to be a one-way street headed down the hill, which will allow for new on-street parallel parking to be created on one-side of the street.	2/6/2023	Selectboard		
The Selectboard should vote to approve the Parking Committee's proposed edits the existing Motor Vehicle Ordinance to better manage our parking resources.	3/20/2023	Selectboard		

The Selectboard should begin researching the adoption of the 1% rooms & meal tax as a potential way to fund the construction of a future public parking improvements, parking garage, or parking enforcement in downtown Morrisville.	3/20/2023	Selectboard		
The Selectboard's should direct the Highway Superintendent to stripe in the previously approved angled parking on the north side of Lower Main St in the late spring of 2023 (note Highway Superintendent must coordinate new centerline relocation with VTrans before new parking is striped)	4/3/2023	Selectboard & Highway Superintendent		
The Selectboard should examine ways to make downtown Morrisville more bicycle friendly and purchase abd install bike racks in multiple locations downtown, with at least one of the bike racks being covered from the weather.	4/3/2023	Selectboard		
The Selectboard's previously approved engineering plans for new parking spaces (that replace the existing parallel parking and vegetated hedge in front of the Noyes House Museum) should be budgeted in the fall of 2022 and constructed during summer 2023.	Construct in Summer of 2023	Selectboard		
Flashing lights should be added to the Copley Municipal Parking Lot to alert people when overnight parking will not be allowed therein during snow emergencies (aside from designated overnight spaces).	Summer 2023	Selectboard		
The current overnight parking policy should be abandoned, and the entire Municipal Parking Lot on Pleasant Street be made available for overnight parking year-round (which matches past policy in this parking lot).	Summer 2023	Selectboard		
The new overnight parking spots should overlap as much as possible with the signed 15-minute and 2-hour maximum parking during the workday (to ensure needed daytime parking turnover during the work-week).	Summer 2023	Selectboard		
The Planning Council's 2019 study of the Copley Municipal Parking Lot should be updated as soon as the new apartment building at 26 Hutchins Street is fully occupied, with said study taking place, at least in part, during the winter parking ban months.	Winter of 2023-2024	Planning Director		

Planning Council
PO Box 748
Morrisville, VT 05661

Phone: (802) 888-6373
Fax: (802) 888-6377

27 January 2023

Dear Members of the Selectboard,

At the conclusion of the 2022 Zoning Bylaw approval process, the Selectboard directed the Planning Council to further study the newly expanded zoning restrictions on short-term housing[1]. These new restrictions, which allow "short-term housing" as either permitted or conditional use in all zones, limit said use to properties that are "owner occupied."[2] Under these rules, all property owners in our town can short-term rent a combination of their primary home, accessory apartment, or tiny house (assuming these two accessory dwelling units exist). The Zoning Administrator interprets this regulation to mean that any combination of 2 of the possible 3 dwellings allowed on each owner occupied property can be short-term rented at a time. Contrary to some recent public discourse, our new zoning rules clearly do not prohibit short-term rentals. These rules are intended to allow reasonable levels of short-term housing within our community, while prohibiting people or companies from buying multiple houses across town for the purpose of running a commercial lodging business (typically in residentially zoned areas). The Planning Council believes the new town-wide owner occupancy requirement ensures that the owners of short-term rentals are more accountable to their directly adjacent neighbors for their guests' behavior, while also curbing the accelerating rate that our much-needed housing stock was being converted into short-term rentals.

The Selectboard's request for revised regulations that allow town residents to conduct short-term rentals on two distinct properties (their owner occupied property and an additional non-owner occupied off-site property) effectively allows every property owner in town to have a 3rd short-term rental (in addition to the 2 short-term rentals already allowed on-site). The Council is dubious as to the public benefit of allowing everyone to have a 3rd short-term rental unit. Without establishing new safeguards, this Selectboard policy proposal will directly undermine the two main goals of our new enacted zoning, which make the owners of short-term rentals more accountable to their immediately adjacent neighbors, and curbs the conversion of existing homes into short-term rentals. Our existing housing stock is critically needed for people who actually want to work and live full-time in our community. Allowing even more of our existing homes and apartments to be converted to short-term rentals, with our town's

[1] **Short-Term Housing** is defined by the Zoning Bylaws as follows: "A Structure or combination of structures on the same lot that is required to be Owner Occupied, renting Bedrooms to persons for a period of fewer than 30 consecutive days. Short-term Housing containing 8 or less Bedrooms (maximum occupancy 16 people), must be approved by the Division of Fire Safety, and have a valid State waste-water permit. Short-Term Housing with 4 Bedrooms or less (maximum occupancy 8 people) is exempt from the above local permit requirements. The Short-Term Housing use is not a Hotel, Inn or Motel use, with said use regulating 9 or more bedrooms for 17 or more people.

[2] **Owner Occupied** is defined by the Zoning Bylaws as follows: **"**Where owner occupancy is required by the Bylaws, Owner Occupied shall mean occupancy of the premises by the property owner, where the subject property is the owner's primary Vermont residence."

short-term housing stock already growing in our community at rapid rate of 7% per quarter, will tighten already limited housing supply, while further exacerbating housing affordability issues.

If desired, the Council could attempt to craft a zoning revision that would allow all owner occupied property owners a 3rd short term rental provided said dwelling was purpose-built as a short-term rental (protecting our existing housing stock from additional conversions). However, the Council firmly believes that these newly constructed short-term rental units should still be located on an owner occupied property. This key provision ensures that the owner of this short-term rental will still be accountable to his or her directly adjacent neighbors (and share any disruption caused by the short-term rental guests equally with their neighbors). If we are to proceed with the Selectboard's desire to allow an additional off-site short-term rental, Town staff would need to establish and maintain a short-term "rental registry" (which is similar to the legislation that the Governor vetoed last year). Rental registries are a tried-and-true method to track and regulate short-term rentals, via a more flexible framework that allows for the creation of new purpose-built short-term rentals, while still protecting the existing housing supply for residents. Rental registries also have the extra benefit of adding a new and significant revenue source for the Town. Modestly priced registration fees on the existing short-term rentals in both the town and village could easily exceed $50,000 annually, but this revenue would also be needed to pay for an additional staff person, or a consultant, to build and maintain the rental registry. If revenue creation is a strong desire for the Selectboard, a more direct option would be opting into the 1% local option meals and rooms tax, which would generate well more than $100,00 per year in new tax revenues.

If additional edits to the Town's existing zoning for short-term housing is still desired, the Selectboard is cordially invited to attend the next Planning Council meeting on February 14th. At this meeting, Julie Marks from Vermont's Short-Term Rental Alliance advocacy group will be discussing all aspects of short-term rentals in Vermont with the Planning Council. Ms. Marks, given the advocacy group that she runs, may argue that the Town's newly expanded zoning for Short-Term Housing is too strict, and will likely offer regulatory solutions that expand short-term rental opportunities in our Town that can also bring in new tax revenues. The Council will weight this testimony against the aforementioned housing stock and neighborhood quality burdens that currently dominate the state of the Council.

Thank you for the Selectboard's attention regarding this very important topic. If you all do not want to attend the aforementioned short-term housing meeting on February 14th, a written response to this letter is requested if the Selectboard would like to continue this short-term housing regulation dialogue.

Sincerely,

Etienne Hancock, Chair
Morrisville/Morristown Planning Council

Jan Lewandoski
Restoration and Traditional Building
92 Old Pasture Rd.
Greensboro Bend, Vermont 05842
802-533-2561; 802-274-4318 (cell)
December 2, 2022

The Noyes House Museum, Morrisville, Vermont

The Morristown Historical Society

A Preservation Trust of Vermont

Technical Assistance Survey

The Noyes House is a distinguished 2 story brick residence built in 1820 near the center of Morrisville. Attached to the rear of the brick house is a wood framed ell dating from 1875 and appended to the rear of the ell, a timber framed barn with a small addition at its rear. This property was occupied by two successive families for over 100 years before being acquired by the Morristown Historical Society in the mid 20th century. The Society has been steadily restoring the property both structurally and in terms of finish and furnishings to represent the two major 19th century times of ownership. In addition to its period rooms, the building houses the numerous collections and exhibits of the Society.

The Main House is constructed of small (1 ¾ x 8 inch) light red bricks. The bricks were at one time painted white, but were likely sandblasted to their natural color, without ill effects. There are no

lintels over the windows but the frames seem to be supporting the brickwork successfully, with the exception of the front door fanlight. The foundation of the main house is fieldstone, with blocks of schist turned up on edge along the front wall to give a more formal appearance. There is a full fieldstone basement with brick lining above grade. The ell and barn have only crawl spaces.

The house has a line of decorative and structural ironwork, retaining the brick, at the junction of the two floor levels. This probably dates from the mid 20th century and is a common response to hinging and bulging of brick walls where their thickness is reduced by floor framing, or by the swelling of wet timber in the wall. Substantial steel and wood on the back wall suggest that considerable force was applied during this operation.

The appearance of well pointed but crooked brickwork at some locations (such as the SE corner and the NE rear) suggests that there were drainage or grade problems that effected the foundation in the past, but have been remedied.

The main door of the house is very notable, it has a 15 inch tall bottom rail, and unusually shaped raised panels, and may be from either 1820 or the 1875 remodeling.

The ell is timber framed and covered in white painted clapboard. It is 1 ½ stories and carries 4 attractive dormers with heavy pediments. The dormers rise directly from the frieze, cutting through the cornice of the ell.

The framing of both Main House and Ell are hard to view due to the complete level of plaster and finish within. The Main House roof system is round

spruce pole rafters entering a mortised ridge pole. The first floor frame, as seen from the basement is typical of the period with rectangular sills and carrying beams with half round softwood joists in between. Water staining suggests previous dampness problems but the floors system seem sound. A humidifier runs in the basement currently. Some water is running down the NE interior corner fieldstone. It is popping off the mortar pointing at that corner, but no displacement of the walls is appearing anywhere.

The chimneys rise from bases in the basement (with the exception of one second story chimney in the ell). They all appear in good shape.

The main house has 5 fireplaces, all in good condition. The cooking fireplace with bake oven is the only non-original one, probably superseded by kitchens in the ell. The reproduction, using slightly larger bricks, may be conjectural, but the support structure below it in the basement lends confidence to its size and form.

The roofing of both Main House and Ell is thick Western Red cedar shingles about 16 years old and in good condition. Flashings are generally lead with the exception of aluminum in the valley between the ell and barn, which should be watched because it is easily damaged.

The interior finish of the Main House and Ell are a combination of the two periods. The maple flooring throughout the main floor is likely 1875. The fireplace mantles and trim and moldings are mostly Federal style from 1820. There is a notable sheet of early 20th c. linoleum in one of the Ell rooms.

The windows of both the House and the Ell are 6/6 double hung, and of too good a condition to be

original. 12/12 or 6/6 could have been used in 1820, and by 1875, 6/6 were long in style. The attic features elliptical and quadrant fans that provide lots of beneficial ventilation to the entire house.

Overall, the condition of the Noyes House and Ell is very good, the product of careful curators and craftsmen working for a number of years and weighing their decisions carefully.

The Noyes House Barn

The timber framed barn at the Noyes House is What is called an English Threshing Barn or a “30 x 40 “ for its size. Constructed by the thousands for small family farms in the 17th through 19th centuries, it may have been built with the property or moved there. The barn is divided unevenly, with a 10 to 11 ft. wide animal bay on the south, a 12 to 13 ft. wide drive near the middle, and 16 ft. haymow on the north. At the Noyes house, the drive has been moved to the animal bay and horses and vehicles were stabled in the other bays. This change probably occurred with the construction of the Ell.

An unusual feature in this barn are the vertically sawn flared posts; they are usually hand hewn. This may reflect the relatively late date for this sort of framing, 1820, or just the presence of a sawmill right behind the house.

The barn would originally have been vertically boarded, but has been covered with red painted clapboard to match the other buildings.

The foundation is mixed fieldstone and concrete. The roofing is nailed on galvanized metal, old but not leaking.

Attached to the barn is a small, 10 ft. x 12 ft. building at the rear, and at a slightly lower level. Probably a special purpose structure built much later, it has grade and drainage problems. It is also covered with clapboard, has a mixed concrete and stone foundation, and is roofed with shingles.

Noyes House Museum: Maintenance Needs

Noyes Main House and Ell

1. Fan Light Over the Front Door: Viewed from inside the front hallway, the ceiling appears sagged and bearing upon the apex of the fanlight assembly. The top of the ellipse appears flattened and one of the small panes in the fan is cracked. Viewed from the outside it doesn’t look quite so bad: The brick arch meant to take brick weight away from the fanlight is depressed at its top and probably not functioning but the brickwork above the arch is much repaired and straightened, as can be seen from the new darker colored mortar pointing. If you can find out who did the brickwork

repairs above the fan you may find out that steps were taken to keep load off the fanlight.

Otherwise, I recommend taking down some of the interior hallway ceiling, where it touches the fan, and seeing if some building element, such as a floor joist, is being supported by the window framing, and if it is capable of doing so.

If there is a problem, you will need to find a mason, or engineer, capable of designing some concealed way of spanning the brickwork and framing across the 5 foot fanlight opening. This may be done with an arch, or with wooden or steel lintels.

2**, Windows:** There are 38 **windows in the House** and Ell. At least 24 of them are in need of removal from their frames, scraping, re-glazing and painting. The sills, frames and trim appear to be in good condition.

(The east door of the Ell had a painted threshold that is better left unpainted)

Noyes House Barn:

1. Grading and Drainage: The small addition at the rear of the barn sits lower than the barn and on the south and SW has grade and organic material such as leaves and grass touching the woodwork and sill level above the stone foundation. Tear down the grade along the effected area and place gravel or crushed stone along the now exposed foundation stones. Repair any trim or timber that has rotted.

2. Woodwork at the Ramp: Where the ramp enters the SE corner of the barn, splash up and retained snow and moisture are rotting the door and pilaster trim

bottoms. In the past this common situation rotted the sill and trim across the doorway.

Take apart the trim and replace it with new boards. To remedy this situation in the long run it would be preferable to not have a permanent ramp, but to have removable wood or metal planks stored in the barn and taken out when needed.

3. Concrete Apron on the South Wall: A concrete apron was poured against the stone foundation of the south wall sometime in the 20th c. Movement and shrinkage has since opened a joint between the concrete and the wood, allowing water to enter the sill and stonework (if the stone is still all there).

Remove the concrete apron and relay the fieldstone foundation.

4.Clapboard on the South Gable: The south gable of the barn takes the most weather. The clapboard is old but not completely deteriorated. However, some pieces have cracks that will invite water running down the face of the building to enter behind the siding. Replace about 20 cracked clapboards with new clear, radially sawn, material. You may wish to just change the bottom 10 ft. of clapboards as they are the most weathered.

December 2, 2022

Noyes House Museum: Cost Estimates

Main House and Ell:

1. Fanlight: Dismantle part of the hallway ceiling and identify if there is a problem of the fanlight assembly bearing load. Find a mason or engineer who can solve this question of spanning brickwork and framing across 5 ft. of glass.

If there is no structural problem you can at least straighten the hall ceiling and lift it from apparent bearing on the fanlight.

Cost: $3000 to $22000

2. Windows: Remove, one by one or several at a time, 24 double hung sash. Protect the openings. Scrape, glaze, paint and re-install.

Cost: $16-18000

Barn:

1. Grading and Drainage: Remedy the bad grade at the rear addition by excavation and gravel and re-grading.

Cost: $7-9000

2. Ramp and Water problems: Remove the ramp. Rebuild deteriorated trim boards and inspect for any timber damage. Either put the ramp back or replace it with storable planks as a longer solution.

Cost: $2-3000

3. Concrete Apron on the South Gable: Remove the concrete apron against the south gable. Make sure

to support the sill at two or three points as you pull sections out. Examine the sill, jack it straight and relay the fieldstone foundation, adding stone as needed.

Cost: $14-18000

4. Clapboard on the South Gable: Replace about 20 of the most cracked clapboards on the south gable, particularly those open to having water enter from above on the wall. Alternatively, replace the bottom 10 feet of clapboard.

Cost: $8-15000

Noyes House Museum, Morristown Historical Society

Morrisville, Vermont

Noyes

House, Ell and Barn from the SE

Noyes House, rear, with structural reinforcing

Noyes

House, Morrisville, Vermont: Barn and addition attached at Ell

Noyes House Museum: Front Door and Fanlight: note indentation at top of brick arch

Noyes House: hallway ceiling sagged over fanlight

Noyes House

Museum: Grade and drainage problems at the addition to the barn

Noyes House: wood deterioration at barn ramp

Noyes House: Barn SW corner with concrete apron and stone outside perimeter of wood. Note knife stuck in deteriorated wood.

Noyes House Barn:

concrete apron along south gable

Noyes House Museum, Morristown Historical Society

Weathered clapboard on south gable of barn.

Noyes House Museum: Flared Post, vertically sawn , in the barn.