

Morristown/Morrisville Housing Committee

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Meeting Minutes of Thursday 4 May 2023

Committee Members present: Bob Bortree, Steve Foster, Planning Council Member Joshua Goldstein (via Zoom), Selectperson Judy Bickford, Donna Sherlaw, & Selectperson Laura Streets

Committee Members absent: Yvette Mason

Guests present:

Staff: Planning Director Todd Thomas

Call to Order: The meeting was called to order in the Community Meeting Room of the Town Offices, 43 Portland Street in Morrisville, at approximately 5:10 P.M. The Committee decided to organize at the start of the meeting. Member Bickford nominated Member Foster to serve as Chair. The motion was approved by a vote of 5-0.

Vote: Approve prior meeting minutes – Member Bickford moved to approve the April 6th Planning Council meeting minutes. The motion was approved by a vote 5-0.

Discuss: Housing data & recent studies – Chair Foster noted that Lamoille Housing Partnership had agreed to update its 2018 Lamoille County housing study. It was decided that this data was crucial to the mission of the committee and that the committee should pause its work until this data was available. Member Bickford said she would let the Selectboard know that the committee's 6-month reporting timeline might be pushed back due to this. Member Sherlaw asked what the committee considered to be affordable housing. The committee agreed to use the Vermont Statutory definition for affordable housing found in 24 VSA Section 4303.

Discuss: 1-3-5 Objective, Strategy, & Tactic Worksheet – The Committee discussed its 1-objective, 3-strategies, and 5-tactics framework for its housing promotion goals. It was agreed upon to slightly alter the housing promotion objective as follows: "a housing committee charged with promoting the creation of all forms of new housing, including new ***owned housing***, affordable housing, and suggesting what incentives might be offered to help developers create more housing in our town." It was also agreed that a new 1-3-5 sub-strategy would be "to encourage the expansion of municipal services." It was also agreed that the rural sections of the town should remain zoned as-is, but expanding the low density residential zone along the north, east, and west edges of the village was a tactic worth pursuing to create more housing in our community. The committee also agreed to explore editing the conservation subdivision bylaw to allow the creation of affordable housing in 1/2 of the the dedicated open space. Municipal TIF financing and tax stabilization were also discussed as tactics that could be used to create more housing opportunities within our town.

To help the committee move forward, Mr. Thomas was asked at the next committee meeting to demonstrate areas where LDR zoning could be expanded to, especially with municipal water and/or sewer infrastructure. The small informal villages of Cadys Falls & Morristown Corners were discussed as viable expansion areas due to existence of municipal water services. Elmore Road / Route 12 was also discussed as a possibility due to the ease of extending gravity based municipal water and sewer services to this area.

The next Housing Committee meeting will take place at 5pm on Thursday 13 July 2023.

The meeting adjourned at 6:00 PM, submitted by Todd Thomas, Planning Director