TOWN OF MORRISTOWN PLANNING COUNCIL
MEETING NOTICE & AGENDA
TOWN OFFCIES
43 Portland Street
5:00 PM Tuesday, September 12, 2023

This meeting will be held in person only.

CALL TO ORDER

DISCUSS

1. PUBLIC NOTICE – WARNED HEARING
   MORRISVILLE/MORRISTOWN PLANNING COUNCIL WARNING
   PUBLIC HEARING ON AMENDMENTS TO THE ZONING & SUBDIVISION BYLAWS
   The public hearing is scheduled for Tuesday 12 September 2023 at 5:00 PM in the Community Room of the Town Offices on Portland Street in Morrisville. The Morrisville/Morristown Planning Council hereby provides notice of a public hearing being held pursuant to 24 VSA, Chapter 117, §4302, §4410 & §4441 for the purpose of hearing public comments on proposed amendments to the Morrisville/Morristown Zoning & Subdivision Bylaws. These amendments are being adopted in accordance with 24 VSA, Chapter 117, §4302, §4410, §4411, §4412, §4413 & 4414.
   Morrisville/Morristown Zoning and Subdivision Bylaws Table of Contents (abbreviated):
   General Provisions / Zone Establishment & Regulation / Special Protection Areas / General & Special Regulations / Administration & Enforcement / Subdivision Application & Approval Procedure / Subdivision Requirements & Design Standards / Definitions / Zone Boundaries
   Morrisville/Morristown Zoning & Subdivision Bylaws Statement of Purpose: To provide for orderly community growth, to provide for public health, safety, welfare, and to achieve the purposes set forth in the Vermont Development Act 24 VSA, Chapter 117, and the Town Plan.
   The proposed amendments to the Zoning & Subdivision Bylaws are as follows:
   §204.4 – add specific waiver calculation language & clarify parking waiver
   §204.5a – allow 1 or 2 new housing units as adaptive reuse of accessory buildings in HDR Zone
   §204.5b – correct front setback in CB Zone, reduce front setback in MDR Zone, & revise COM Zone mixed use ground floor requirement
   §206 – new Design Criteria requirements for duplexes, new MDR Zone jurisdiction, and various subsection edits for architectural repetition, cladding, front porches, garages, public entrances, outside space, & parking.
   §207 – clarify applicable streets that fall under Historic Preservation Criteria, and include Park Street
   §320 – needed floodzone rule changes, & add allow Town listed values for substantial damage & improvement
   §426.2 – edits will allow ponds to be shared across property lines
   §450 – clarify that parking rules also pertain to private roads & reduce parking minimums to 1 per unit (S.100)
   §485 – change title to Extraction of Earth Resources via the Special Industry Use to clarity rock extraction
   §490 – exterior lighting changes for parking lot lighting, and allow string lights to be used year-

round
§502 – prohibit the use of dumpsters in residential zones
§505b – more specific rules as to when landscaping is required for parking lots & to protect residential uses
§510 – allow townhouse style development for Class 1 Development in the village, new waiver category for Class 2 Development in the LDR Zone, revise maintenance agreement language for open space, allow tree blazing for open space identification, and require public access to trail systems in a private road situation.
§820.5 – Specify public or private street recommendation per Selectboard request
Article IX – Revise definitions for the following: Building, Business Services, Family, Final Subdivision Approval, Short-Term Housing, Setback, Special Industry, Structure, Substantial Damage, Substantial Improvement, Town Clerk.
Delete definitions for the following: Airport, Building Envelope, Commercial Communication Equipment, Municipal Clerk,
Add definition for Public Entrance
Article X – Revise the following Zone descriptions: Central Business, Commercial #1, Industrial (1,2,3,4&5), Hospital, High Density purpose & High Density #1, Medium Density Residential #1, High Density purpose & Low Density #1,2,3,4&5, & Rural Residential Agricultural

Location where full text may be examined: For copies of the full text, please contact Todd Thomas at 888-6373 (tthomas@morristownvt.org) or the Town Clerk's Office on Portland St.

ADJOURN