

MORRISVILLE / MORRISTOWN **PLANNING COUNCIL AGENDA**

Tuesday 27 February 2024 at 5:00 P.M.

**Morristown Municipal Offices, 43 Portland Street
Community meeting room of the Old Tegu Theatre**

p. 2-3 1. Vote: prior Council meeting minutes

p. 4-26 2. Discuss: Proposed S.100 “homes for everyone” zoning edits

p. 7-15 a) Revised cap on building height (Trudell drawings)

p. 16-23 b) Zone reductions & Sewer Service Mgmt Area edit

p. 24-26 c) Proposed zoning map

p. 27 3. Discuss: Town Plan

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

Meeting Minutes of Tuesday 23 January 2024

Council Members present: Etienne Hancock, John Meyer, Jamie Morris, & Wally Reeve

Council Members absent: Joshua Goldstein

Council Guests: Sam Costa, Mike DiBattista, Janet Paine, Kevin Petrochko, Alex Cyr,
Conservation Commission Member Jerry Throne, Laura & Martin Green

Staff: Planning Director Todd Thomas

Call to Order: Chair Hancock, attending via phone, called the meeting to order in the Community Meeting Room of the Town Offices at 43 Portland Street in Morrisville at 5:00 P.M.

Prior Meeting Minutes: Member Reeve moved to approve the January 9th meeting minutes. A vote of 5-0 affirmed the motion.

Discuss: Reorder §206 Design Criteria to split by use. Mr. Thomas presented a revision to the §206 Design Criteria for the Council to review. He added that the revision did not change any of the underlying criteria, it just reordered the subsections and organized them amongst less intensive single-family and two-family uses versus more intensive multi-family and commercial uses. Council Members were pleased with the editing but asked for the “architectural repetition” design requirement to be applicable to both single-family and two-family uses, instead of just multi-family and commercial uses. Member Reeve also added a new subsection to §206 that specified stormwater from multi-family or commercial structures shall not be discharged on Town property or into a Town Road. Mr. Thomas said he would make these changes as directed and have the revised §206 Design Criteria requirements ready for the spring zoning change.

Discuss: Acceleration of S.100 zoning change schedule. Mr. Thomas presented the Planning Council with an accelerated S.100 zoning change schedule. He said the condensed schedule should still allow ample time for Council review and public input on these important and significant zoning changes. Mr. Thomas explained that the Council was already running one meeting, or two weeks, ahead of the previously published S.100 update schedule, and he was further able to condense two planned spring planning meetings into a single meeting. The result of this condensing meant that the S.100 zoning updates would now have an initial public hearing one-month ahead of schedule on May 14th, with an approval vote on May 28th (which sends the S.100 zoning change to the Selectboard and Village Trustees for their public hearings in June and subsequent approval votes in late June or early July). Mr. Thomas explained that he was accelerating the S.100 zoning update schedule because he was getting pressure from the Interim Town Manager and the Selectboard to do a Town Plan update now, which would stop or at least slow down the S.100 zoning update process. Chair Hancock said that the Council had already voted to prioritize S.100 over requests to redo the Town Plan, and he saw no reason to change that previous prioritization now. Mr. Thomas was instructed to maintain his list of permits that he was forced to issue due to the State’s S.100 zoning preemption even though the proposed development was not allowed by current local zoning. The Council was amendable to the accelerated S.100 schedule and decided to adopt it by consensus. Member Reeve only cautioned

this accelerated schedule could be slowed down if efforts to amend S.100 that drag late into the Legislative session.

Discuss: S.100 Housing Opportunities for Everyone (HOMES Act) zoning changes. Mr. Thomas presented the 3rd wave of mandated zoning changes designed to bring the Town's Zoning Bylaws into compliance with Vermont's new S.100 HOMES Act. The Planning Council, by consensus, was agreeable to the proposed zoning changes, which included: Accessory Dwelling Unit language (as-revised at the meeting), a change to the permit process for administrative subdivisions, and a revised cap on Building Height (as-revised at the meeting). The Accessory Dwelling Unit definition was amended slightly so it emphasized that the larger Accessory Dwelling Unit size measurement could always be used. The Council concurred with Mr. Thomas' recommendation to revert the definition of Minor Subdivision to the creation of no more than two new lots at a time, with a major subdivision being the creation of three new subdivision lots at one time. Mr. Thomas stated that Fire Chief Dennis DeGregorio was happy with the revised Building Height definition, which guaranteed full firefighting access to two full sides of any building proposed above 35 feet in height. Per a suggested edit from Member Reeve (a former long-time Fire Chief himself), it was agreed that this definition should be revised further so it specifically only regulated living or working space above 35 feet in Building Height to prevent this S.100 related reduced Building Height limit from prohibiting something like the tower needed for a concrete batch plant.

The meeting adjourned at 6:50 PM, submitted by Todd Thomas

MPC S.100 zoning change schedule through rest of fiscal year						
<u>Meeting Date</u>	<u>Board</u>	<u>Time</u>	<u>Location</u>	<u>S.100 New Zoning Change Topics</u>	<u>Bill §</u>	<u>Notes</u>
11/28/2023	MPC	5:00 PM	Town Offices	Review duplex pavement requirement, double minimum lot size in RRA Zone, & delete homeless shelter language	§1, §2 & §3	
12/12/2023	MPC	5:00 PM	Town Offices	Review lot sizes for village RES (proposed at 8,000 ft2 maximums @ 5+ single-family homes per acre)	§2	
1/9/2024	MPC	5:00 PM	Town Offices	Lot size vote for village RES (proposed at 8,000 ft2 maximums @ 5+ single-family homes per acre)	§2	
1/23/2024	MPC	5:00 PM	Town Offices	Revise Accessory Apt language & permit process for administrative subdivisions	§2 & §6-§7	
2/13/2024	MPC	5:00 PM	Town Offices	-	-	No meeting
2/27/2024	MPC	5:00 PM	Town Offices	Review edits to village residential zone boundaries & Sewer Service Area so it matches zoned areas for village maximum lot sizes, & allow small gravity sewer expansion areas (per MW&L)	§2 & §4	
3/12/2024	MPC	5:00 PM	Town Offices	Vote on village residential zone boundaries & Sewer Service Area changes & begin Missing Middle design criteria discussion	§2 & §4	
3/26/2024	MPC	5:00 PM	Town Offices	Vote to add Missing Middle design requirements into Section 206 of ZBL	§2	
4/9/2024	MPC	5:00 PM	Town Offices	Review appeal party change, new DRB character of area, by-right development restrictions, & new definitions in ZBL for "served by water and sewer"	§6, §9 & §7	
4/23/2024	MPC	5:00 PM	Town Offices	Review S.100 zoning changes before public hearing	all	
5/14/2024	MPC	5:00 PM	Town Offices	S.100 Zoning Change public hearing		Public hearing & possible vote
5/28/2024	MPC	5:00 PM	Town Offices	S.100 Zoning Change MPC vote to send changes to Selectboard & Trustees for final approval		MPC zoning change vote if not done on 5/14

require 1.5 spaces for duplexes and multi-family dwellings in areas without sewer and water for multiunit dwellings if existing public parking is not sufficient, rounded to the nearest whole number when calculating the total number of required spaces for multi-unit dwellings.

§2 – Required Provisions and Prohibited Effects

Duplexes and small multiunit uses: Amends 24 V.S.A. § 4412 (required provisions and prohibited effects) Municipalities must allow anywhere single unit homes (also known as single-family or single-household dwellings) are allowed for year-round use. Municipalities must apply the same or less prohibitive dimensional standards to duplexes as would apply to a single unit dwelling. In areas served by municipal sewer and water, municipalities must allow multiunit dwellings with three or four units to be a permitted (not conditional) use.

Accessory Dwelling Units (ADUs) allowances: ADU review, dimensional, or other regulations must not be more restrictive than those for single-unit dwellings. For instance, if a single-unit dwelling is not subject to a special design review, the ADU may not be subject to design review. Also, the criteria to convert an existing detached nonresidential building (such as a carriage barn) to habitable space for an ADU must not be more restrictive than a single-unit dwelling without an ADU.

Hotels & Housing Assistance: Bylaws must not prevent or penalize hotels used to rent rooms with public funds for the purpose of providing Vermont General [housing] Assistance.

Dwelling unit density standards for allowed residential uses: In areas served by municipal sewer and water that allow residential development, bylaws shall establish lot and building dimensional standards that allow 5 or more dwelling units per acre for each allowed residential use and density requirements for multi-family cannot be more restrictive than those required for single-family dwellings.

Affordable housing and mixed used development density bonus: In municipal water sewer service areas that allow residential development bylaws must permit a dwelling unit density bonus of 40% and a bonus of one habitable floor above the height maximum.

 **§3 – Limited Regulation of Emergency Shelters:** Amends 24 V.S.A. §4413 (limitations on municipal bylaws) Shelters must be regulated similarly to state or community-owned and operated institutions. Bylaws may not interfere with daily or seasonal hours of operation or otherwise interfere with the functional use of a shelter.

 **§4 – Definitions:** Amends 24 V.S.A. § 4303 (definitions) to move the existing ADU definition from the ADU section to this section, establish a definition for a duplex, (to mean a two-unit dwelling with a shared wall or floor/ceiling), define emergency shelter (to

mean temporary shelter for homeless) and define multi-unit dwelling (to mean three or more dwelling units in same building).

Served by Water & Sewer Definition: amends definition to define "served by municipal water and sewer infrastructure" to mean an area where a connection is "available" to municipal water and direct or indirect wastewater system(s).

"Available" is not defined but could be interpreted as "possible" or "feasible" and not prohibited by State regulations and permits, known capacity constraints, or adopted service and capacity agreements. Municipalities can also establish specific service areas by ordinance or bylaw, provided they do not discriminate against year-round residential housing otherwise allowed. Such an ordinance may consider areas where year-round housing development conflicts with natural resource regulations, known service area prohibitions or limitations, areas served only to address public health hazards, mobile home parks outside areas planned for growth, and where year-round housing development is prohibited.

§5 – Preparation of Bylaws: Amends 24 V.S.A. §4441 (preparation of bylaws and regulatory tools) to enhance fair housing filing requirements for the State Plan & Bylaws Database and atlas to allow developers/researchers to go to one place for all adopted bylaws and access all zoning districts through the Vermont Open Geodata Portal. The Department is now in the process of updating procedures, forms and upload capabilities.

§6 – Limits on Local Appeals: Amends 24 V.S.A. §4465 (appeals of decisions of the administrative officer) adds "residents" to the list of potential individuals that may, in combination, appeal an appropriate municipal panel (AMP) decision with a 10-person petition. Depending on local governance, the AMP could be a planning commission, zoning board of adjustment, development review board, or legislative body (under interim zoning). The amendment also prohibits 10-person appeals for "character of the area" if the project has an affordable housing component.

§§6-7 – Subdivision Review: Amends 24 V.S.A. §4463 (subdivision review) to differentiate between major and minor subdivisions in bylaws to allow administrative officers to approve minor subdivisions. Municipalities may define "minor subdivision."

§9 – Character of the Area Appeals: Amends 24 V.S.A. §4471 (appeal to environmental division) to prohibit conditional use appeals when the AMP has determined the "character of the area" is met for residential development in some State designated areas (Downtowns, Growth Centers, and Neighborhood Development Areas). Other elements may be still appealed.

§10 – By Right Development Review: Amends 24 V.S.A. §4464(b) (appropriate municipal panel decisions) to require local boards to permit housing development as enabled in the bylaws with no restrictive modifications to projects. Developments that meet the requirements of bylaws and municipal standards, (along with any other permitting requirements) must be allowed. AMPs will no longer be able to require larger

Bedroom - a room with one or two beds in it being used for sleeping purposes.

Brewery: A facility for the production and packaging of beer, vinous, distilled or fermented alcohol products for distribution, retail, or wholesale, on or off-premise. A majority of a Brewery's on-premise alcohol sales (retail, tastings, etc.) shall be brewed or distilled on-site.

Building – See definition of Structure.

Building Front Line - Line parallel to the front lot line transecting that point in the Building face which is closest to the front lot line. This face includes decks and porches whether enclosed or not, but does not include steps or ramps.

Building Height - Vertical distance measured from the average elevation of the Building's finished grade to the midpoint of its roofline, or, in the case of a flat roof, to its highest point. ~~Building Height above the maximum height specified in each zone shall require Conditional Use review. Building or structure height above 35 feet that is intended to be occupied for living or working may only be permitted upon prior written confirmation from the Fire Chief that the Town's existing fire-fighting apparatus will be able to fully access at least 2 sides of the building or structure.~~

Bulk Storage of Fuels - The storage of 1,000 gallons or more of liquid or gaseous fuels for distribution. Such fuels include fuel oil, and pressurized gasses such as propane and compressed natural gas.

Business Services - Establishments providing primarily services to individuals, institutions, farms, industries, or other businesses (ex. including: bank, distributors, real estate agency, barbershop, beauty parlor, laundry, photographic studio, and wholesalers). Business Services is also inclusive of the assemblage of parts to manufacture hardware or consumer products.

Class 1 Development - Any use in which all necessary water supplies AND sewage disposal is provided by municipal off-lot water and sewage systems.

Class 2 Development - Any use in which either the necessary water supply OR the necessary sewage disposal is provided for on the same lot as the building(s) for which these utilities are provided; and the other utility is provided by an off-lot system.

Class 3 Development - Any use in which the necessary water supply and the necessary sewage disposal is provided for on the same lot as the building(s) for which these utilities are provided.

Clubs, Private - Building, facilities, or uses catering exclusively to club members and their guests for recreational purposes and not operated primarily for profit.

Commercial Use - This use shall include all operations and processes for businesses, whether they be located in stores, warehouses, offices, or similar Structures. This use shall not include the Gas Station or Sexually Oriented Business uses.

Community Facility - Any meeting hall, place of assembly, government office, government facility, museum, art gallery, library, school, or other similar establishment not operated primarily for profit.

BUILDING HEIGHT ANALYSIS

The International Building Code (IBC) lists the allowable building heights, areas, and stories for buildings, along with the sprinkler requirements. *See attached sheets.*

For simplicity, I am using a wood-framed building with a residential occupancy R2 for apartments. This is the probable building type (apartments) that Morrisville will be requiring in the future.

Shelters A, B, and C show a 3-story building, a 4-story building (*Riverside Village used as an example*) and a multi-story building. A 2-story building would fall within the existing VT guidelines.

I used a 20' wide fire lane for the fire truck and ladder for each sketch.

Sketch A has a 4th floor at +/-30' above grid with a roof height of +/- 45'.

A 4-story building

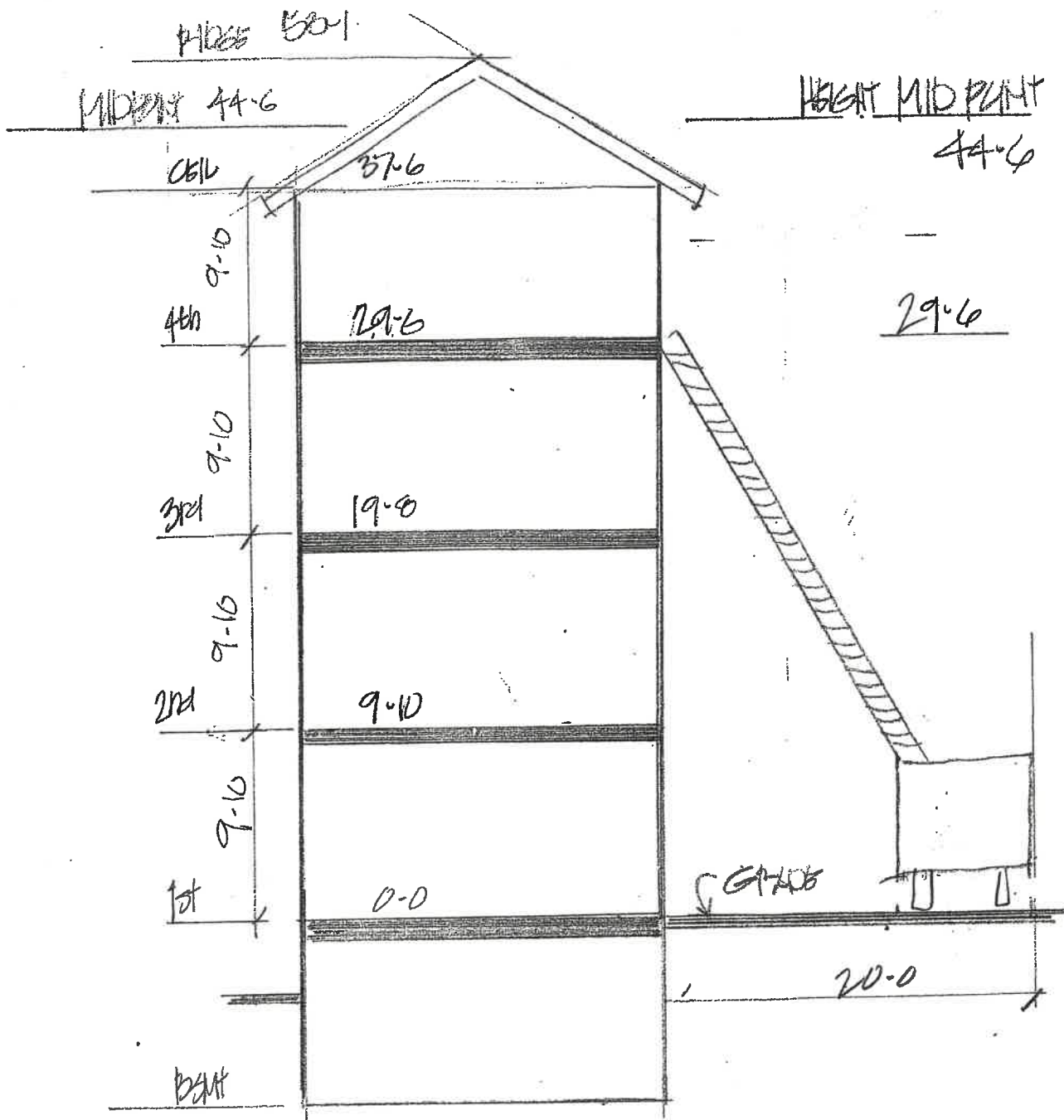
Sketch B is a 3-story building with the 3rd floor +/- 20' above grade and a roof height of 37.0. This would fall within the existing guidelines.

Sketch C may be a building in the CBD which could have a different building height. For instance, if the buildings are on Portland Street where the buildings are close together and the access would be limited. In this scenario, the fire chief's input would definitely be required.

In summary:

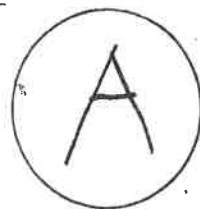
1. The existing 35' height appears to be reachable for 2 and 3-story buildings.
2. A 4-story building would require a DRB waiver for height, along with concurrence from the fire chief.
3. At least two sides should be available for fire fighting lanes. Get the fire chief's input on the width of the lanes.
4. A multi-story (*greater than 3 stories*) is a possibility in the future.

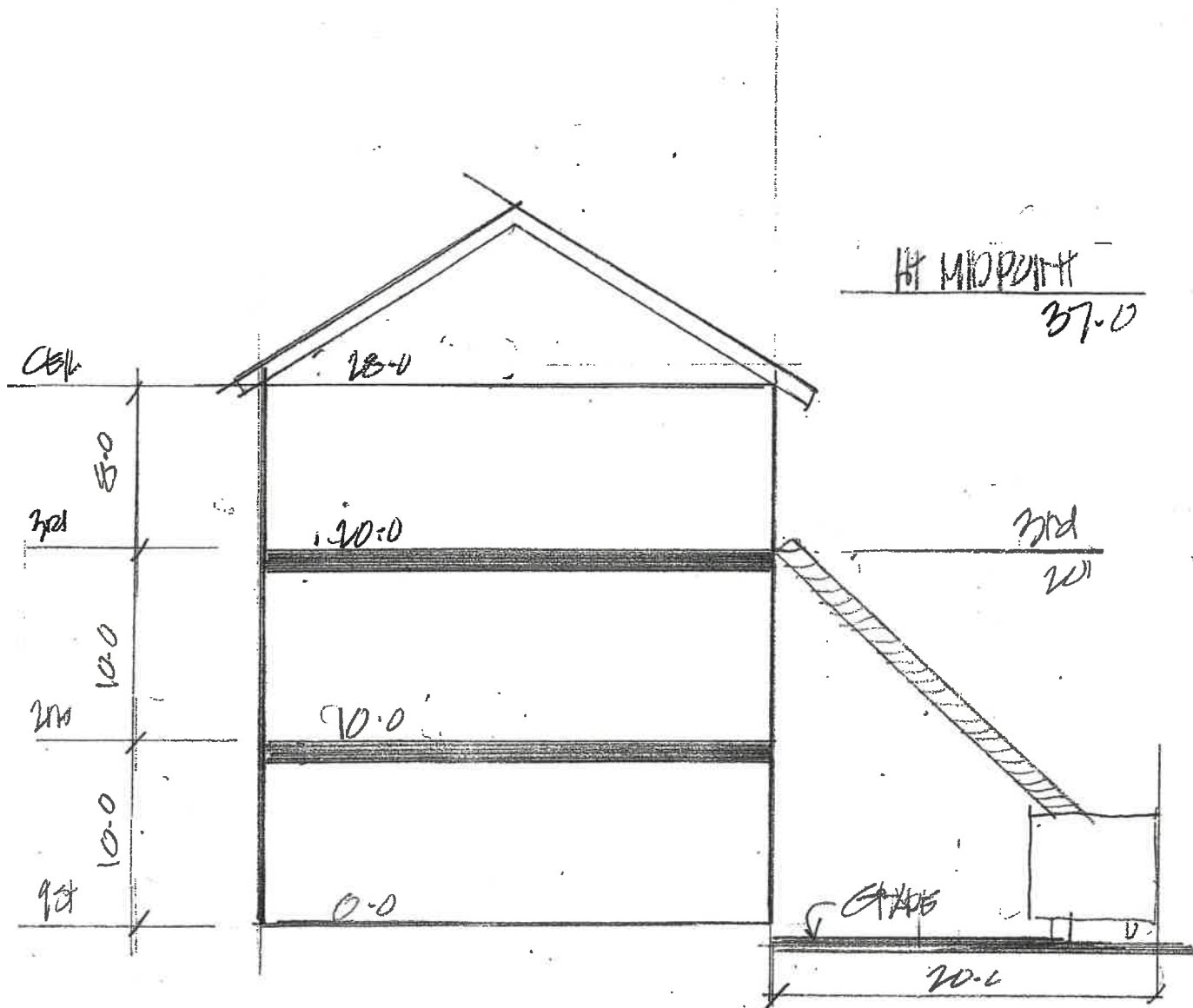
Would the planning commission designate this type of building in the CBD only or include it in the other zones.



RIVER SIDE VILLAGE APARTMENTS

1. 4 STORIES PLUS BASEMENT/GARAGE
2. TYPE 6A CONSTRUCTION - WOOD FRAME W/ 6" TYPE 'X' GYP BD AT INSIDE FACE & EXTERIOR WALLS
3. SPINKLER HFPB 13R
4. 100 ALLOWABLE HEIGHT 60'

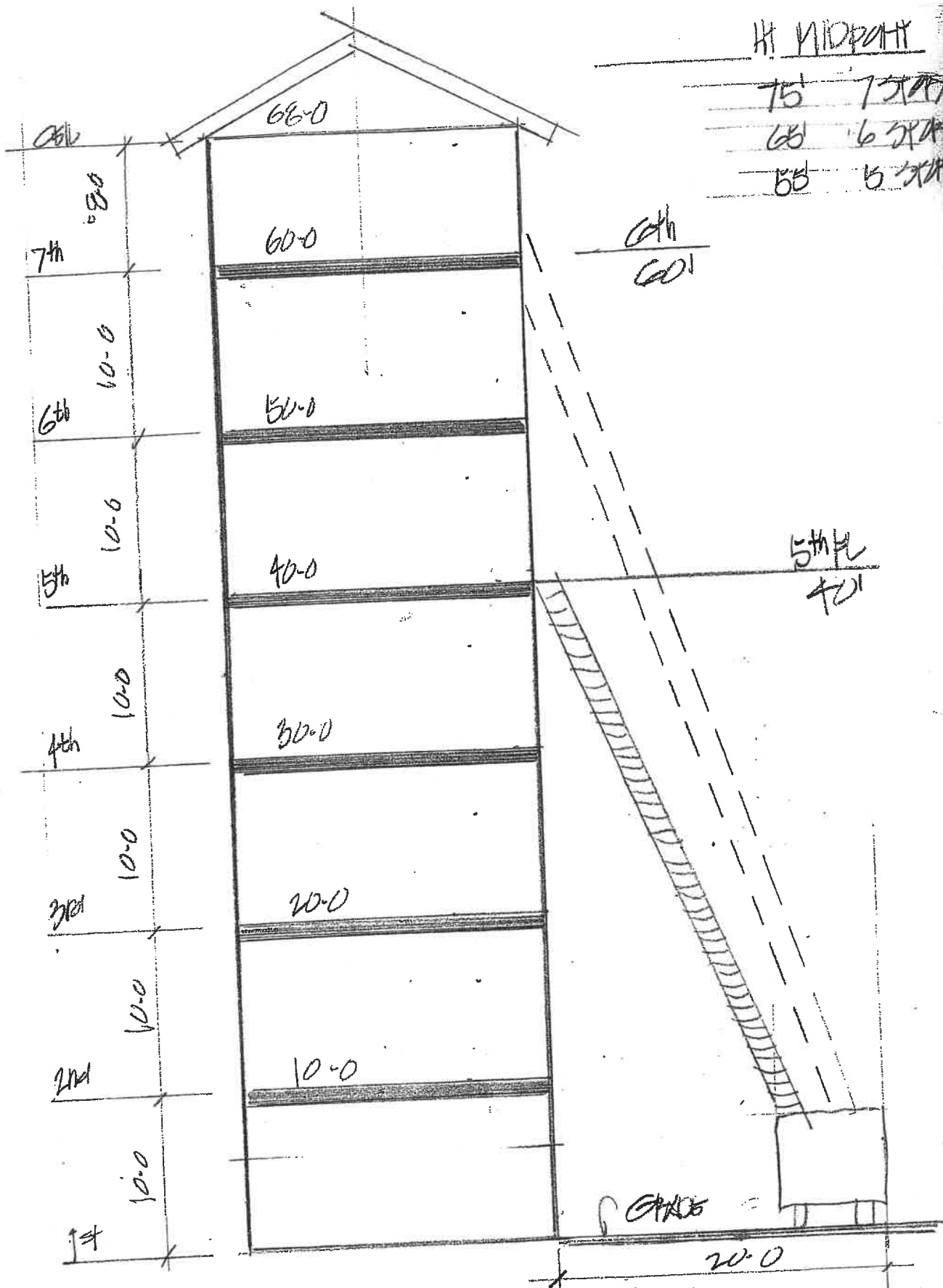




3 STORY APARTMENT BLDG

1. TYPE 5B CONSTRUCTION - WOOD FRAME, SPRINKLER PR
2. TYPE 5A CONSTRUCTION - WOOD FRAME
W/ 6" TYPE 'X' GYP BD AT INSIDE FACE
OF EXTERIOR WALL

B



H MIDPOINT

75 75

65 65

55 55

6th
60'

5th
42'

GRASS

20'-0

5 of MORE STORIES

CONSTRUCTION TYPES I, II, III, IV

SPRINKLERS NFPX 13

C

11

exempt from, or modify, the specific requirements of this chapter regarding the allowable heights of buildings based on the occupancy classification and type of construction, provided the special condition complies with the provisions specified in Section 510.

504.2 Mixed occupancy. In a building containing mixed occupancies in accordance with Section 508, no individual occupancy shall exceed the height and number of story limits specified in this section for the applicable occupancies.

504.3 Height in feet. The maximum height, in feet, of a building shall not exceed the limits specified in Table 504.3.

Exception: Towers, spires, steeples and other roof structures shall be constructed of materials consistent with the required type of construction of the building except where other construction is permitted by Section 1510.2.5. Such structures shall not be used for habitation or storage. The structures shall be unlimited in height where of noncombustible materials and shall not extend more than 20 feet (6096 mm) above the allowable building height where of

combustible materials (see Chapter 15 for additional requirements).

504.4 Number of stories. The maximum number of stories of a building shall not exceed the limits specified in Table 504.4.

SECTION 505 MEZZANINES AND EQUIPMENT PLATFORMS

505.1 General. Mezzanines shall comply with Section 505.2. Equipment platforms shall comply with Section 505.3.

505.2 Mezzanines. A mezzanine or mezzanines in compliance with Section 505.2 shall be considered a portion of the story below. Such mezzanines shall not contribute to either the building area or number of stories as regulated by Section 503.1. The area of the mezzanine shall be included in determining the fire area. The clear height above and below the mezzanine floor construction shall be not less than 7 feet (2134 mm).

TABLE 504.3*
ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	A	B	A	B	HT	A	B
A, B, E, F, M, S, U	NS ^b	UL	160	65	55	65	55	65	50	40
	S	UL	180	85	75	85	75	85	70	60
H-1, H-2, H-3, H-5	NS ^{c,d}	UL	160	65	55	65	55	65	50	40
	S	UL	160	65	55	65	55	65	50	40
H-4	NS ^{e,d}	UL	160	65	55	65	55	65	50	40
	S	UL	180	85	75	85	75	85	70	60
I-1 Condition 1, I-3	NS ^{d,e}	UL	160	65	55	65	55	65	50	40
	S	UL	180	85	75	85	75	85	70	60
I-1 Condition 2, I-2	NS ^{d,f,e}	UL	160	65	55	65	55	65	50	40
	S	UL	180	85	75	85	75	85	70	60
I-4	NS ^{d,g}	UL	160	65	55	65	55	65	50	40
	S	UL	180	85	75	85	75	85	70	60
R	NS ^{d,h}	UL	160	65	55	65	55	65	50	40
	S13R	60	60	60	60	60	60	60	60	60
	S	UL	180	85	75	85	75	85	70	60

For SI: 1 foot = 304.8 mm.

Note: UL = Unlimited; NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2.

a. See Chapters 4 and 5 for specific exceptions to the allowable height in this chapter.

b. See Section 903.2 for the minimum thresholds for protection by an automatic sprinkler system for specific occupancies.

c. New Group H occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.5.

d. The NS value is only for use in evaluation of existing building height in accordance with the *International Existing Building Code*.

e. New Group I-1 and I-3 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6. For new Group I-1 occupancies Condition 1, see Exception 1 of Section 903.2.6.

f. New and existing Group I-2 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6 and Section 1103.5 of the *International Fire Code*.

g. For new Group I-4 occupancies, see Exceptions 2 and 3 of Section 903.2.6.

h. New Group R occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.8.

TABLE 504.4^{a, b}
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	A	B	A	B	HT	A	B
A-1	NS	UL	5	3	2	3	2	3	2	1
	S	UL	6	4	3	4	3	4	3	2
A-2	NS	UL	11	3	2	3	2	3	2	1
	S	UL	12	4	3	4	3	4	3	2
A-3	NS	UL	11	3	2	3	2	3	2	1
	S	UL	12	4	3	4	3	4	3	2
A-4	NS	UL	11	3	2	3	2	3	2	1
	S	UL	12	4	3	4	3	4	3	2
A-5	NS	UL	UL	UL	UL	UL	UL	UL	UL	UL
	S	UL	UL	UL	UL	UL	UL	UL	UL	UL
B	NS	UL	11	5	3	5	3	5	3	2
	S	UL	12	6	4	6	4	6	4	3
E	NS	UL	5	3	2	3	2	3	1	1
	S	UL	6	4	3	4	3	4	2	2
F-1	NS	UL	11	4	2	3	2	4	2	1
	S	UL	12	5	3	4	3	5	3	2
F-2	NS	UL	11	5	3	4	3	5	3	2
	S	UL	12	6	4	5	4	6	4	3
H-1	NS ^{c, d}	1	1	1	1	1	1	1	1	NP
	S									
H-2	NS ^{c, d}	UL	3	2	1	2	1	2	1	1
	S									
H-3	NS ^{c, d}	UL	6	4	2	4	2	4	2	1
	S									
H-4	NS ^{c, d}	UL	7	5	3	5	3	5	3	2
	S	UL	8	6	4	6	4	6	4	3
H-5	NS ^{c, d}	4	4	3	3	3	3	3	3	2
	S									
I-1 Condition 1	NS ^{d, e}	UL	9	4	3	4	3	4	3	2
	S	UL	10	5	4	5	4	5	4	3
I-1 Condition 2	NS ^{d, e}	UL	9	4	3	4	3	4	3	2
	S	UL	10	5						
I-2	NS ^{d, f}	UL	4	2	1	1	NP	1	1	NP
	S	UL	5	3						
I-3	NS ^{d, e}	UL	4	2	1	2	1	2	2	1
	S	UL	5	3	2	3	2	3	3	2
I-4	NS ^{d, g}	UL	5	3	2	3	2	3	1	1
	S	UL	6	4	3	4	3	4	2	2
M	NS	UL	11	4	2	4	2	4	3	1
	S	UL	12	5	3	5	3	5	4	2

(continued)

TABLE 504.4^{a,b}—continued
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	A	B	A	B	HT	A	B
R-1	NS ^{d,h}	UL	11	4	4	4	4	4	3	2
	S13R	4	4						4	3
	S	UL	12	5	5	5	5	5	4	3
R-2	NS ^{d,h}	UL	11	4	4	4	4	4	3	2
	S13R	4	4						4	3
	S	UL	12	5	5	5	5	5	4	3
R-3	NS ^{d,h}	UL	11	4	4	4	4	4	3	3
	S13R	4	4						4	4
	S	UL	12	5	5	5	5	5	4	4
R-4	NS ^{d,h}	UL	11	4	4	4	4	4	3	2
	S13R	4	4						4	3
	S	UL	12	5	5	5	5	5	4	3
S-1	NS	UL	11	4	2	3	2	4	3	1
	S	UL	12	5	3	4	3	5	4	2
S-2	NS	UL	11	5	3	4	3	4	4	2
	S	UL	12	6	4	5	4	5	5	3
U	NS	UL	5	4	2	3	2	4	2	1
	S	UL	6	5	3	4	3	5	3	2

Note: UL = Unlimited; NP = Not Permitted; NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2.

- See Chapters 4 and 5 for specific exceptions to the allowable height in this chapter.
- See Section 903.2 for the minimum thresholds for protection by an automatic sprinkler system for specific occupancies.
- New Group H occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.5.
- The NS value is only for use in evaluation of existing building height in accordance with the *International Existing Building Code*.
- New Group I-1 and I-3 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6. For new Group I-1 occupancies, Condition 1, see Exception 1 of Section 903.2.6.
- New and existing Group I-2 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6 and Section 1103.5 of the *International Fire Code*.
- For new Group I-4 occupancies, see Exceptions 2 and 3 of Section 903.2.6.
- New Group R occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.8.

505.2.1 Area limitation. The aggregate area of a *mezzanine* or *mezzanines* within a room shall be not greater than one-third of the floor area of that room or space in which they are located. The enclosed portion of a room shall not be included in a determination of the floor area of the room in which the *mezzanine* is located. In determining the allowable *mezzanine* area, the area of the *mezzanine* shall not be included in the floor area of the room.

Where a room contains both a *mezzanine* and an *equipment platform*, the aggregate area of the two raised floor levels shall be not greater than two-thirds of the floor area of that room or space in which they are located.

Exceptions:

- The aggregate area of *mezzanines* in buildings and structures of Type I or II construction for

special industrial occupancies in accordance with Section 503.1.1 shall be not greater than two-thirds of the floor area of the room.

- The aggregate area of *mezzanines* in buildings and structures of Type I or II construction shall be not greater than one-half of the floor area of the room in buildings and structures equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1 and an *approved emergency voice/alarm communication system* in accordance with Section 907.5.2.2.

505.2.2 Means of egress. The *means of egress* for *mezzanines* shall comply with the applicable provisions of Chapter 10.

HEAT DEFINITION

DEFINITIONS

GRADE PLANE, STORY ABOVE. See "Story above grade plane."

GRANDSTAND. Tiered seating supported on a dedicated structural system and two or more rows high and is not a building element (see "Bleachers").

GROSS LEASABLE AREA. The total floor area designed for tenant occupancy and exclusive use. The area of tenant occupancy is measured from the centerlines of joint partitions to the outside of the tenant walls. All tenant areas, including areas used for storage, shall be included in calculating gross leasable area.

GROUP HOME. A facility for social rehabilitation, substance abuse or mental health problems that contains a group housing arrangement that provides *custodial care* but does not provide medical care.

GUARD. A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

GUEST ROOM. A room used or intended to be used by one or more guests for living or sleeping purposes.

GYPSUM BOARD. The generic name for a family of sheet products consisting of a noncombustible core primarily of gypsum with paper surfacing. Gypsum wallboard, gypsum sheathing, gypsum base for gypsum veneer plaster, exterior gypsum soffit board, predecorated gypsum board and water-resistant gypsum backing board complying with the standards listed in Tables 2506.2, 2507.2 and Chapter 35 are types of gypsum board.

[BS] GYPSUM PANEL PRODUCT. The general name for a family of sheet products consisting essentially of gypsum.

[BS] GYPSUM PLASTER. A mixture of calcined gypsum or calcined gypsum and lime and aggregate and other *approved* materials as specified in this code.

[BS] GYPSUM VENEER PLASTER. *Gypsum plaster* applied to an *approved* base in one or more coats normally not exceeding $\frac{1}{4}$ inch (6.4 mm) in total thickness.

HABITABLE SPACE. A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

[F] HALOGENATED EXTINGUISHING SYSTEM. A fire-extinguishing system using one or more atoms of an element from the halogen chemical series: fluorine, chlorine, bromine and iodine.

[F] HANDLING. The deliberate transport by any means to a point of storage or use.

HANDRAIL. A horizontal or sloping rail intended for grasping by the hand for guidance or support.

HARDBOARD. A fibrous-felted, homogeneous panel made from lignocellulosic fibers consolidated under heat and pressure in a hot press to a density not less than 31 pcf (497 kg/m³).

HARDWARE. See "Fire exit hardware" and "Panic hardware."

[F] HAZARDOUS MATERIALS. Those chemicals or substances that are *physical hazards* or *health hazards* as classified in Section 307 and the *International Fire Code*, whether the materials are in usable or waste condition.

[F] HAZARDOUS PRODUCTION MATERIAL (HPM). A *solid*, *liquid* or gas associated with semiconductor manufacturing that has a degree-of-hazard rating in health, flammability or instability of Class 3 or 4 as ranked by NFPA 704 and which is *used* directly in research, laboratory or production processes which have as their end product materials that are not hazardous.

[BS] HEAD JOINT. Vertical *mortar joint* placed between *masonry units* within the *wythe* at the time the *masonry units* are laid.

[F] HEALTH HAZARD. A classification of a chemical for which there is statistically significant evidence that acute or chronic health effects are capable of occurring in exposed persons. The term "health hazard" includes chemicals that are *toxic* or *highly toxic*, and *corrosive*.

HEAT DETECTOR. See "Detector, heat."

HEIGHT, BUILDING. The vertical distance from *grade plane* to the average height of the highest roof surface.

HELICAL PILE. Manufactured steel deep foundation element consisting of a central shaft and one or more helical bearing plates. A helical pile is installed by rotating it into the ground. Each helical bearing plate is formed into a screw thread with a uniform defined pitch.

HELIPAD. A structural surface that is used for the landing, taking off, taxiing and parking of helicopters.

HELIPORT. An area of land or water or a structural surface that is used, or intended for use, for the landing and taking off of helicopters, and any appurtenant areas that are used, or intended for use, for heliport buildings or other heliport facilities.

HELISTOP. The same as "heliport," except that no fueling, defueling, maintenance, repairs or storage of helicopters is permitted.

HIGH-PRESSURE DECORATIVE EXTERIOR-GRADE COMPACT LAMINATE (HPL). Panels consisting of layers of cellulose fibrous material impregnated with thermosetting resins and bonded together by a high-pressure process to form a homogeneous nonporous core suitable for exterior use.

HIGH-PRESSURE DECORATIVE EXTERIOR-GRADE COMPACT LAMINATE (HPL) SYSTEM. An *exterior wall covering* fabricated using HPL in a specific assembly including *joints*, seams, attachments, substrate, framing and other details as appropriate to a particular design.

HIGH-RISE BUILDING. A building with an occupied floor located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access.

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ARTICLE X. ZONE BOUNDARIES

Section 1000. Central Business (CB). The purpose of this zone is to allow for retail commercial uses, businesses, and very high density residential uses in a vibrant downtown that serves the community and the region.

1001. CB #1 (Downtown).

Traveling in a clockwise direction, from a point beginning at the intersection of the Truck Route and the Lamoille Valley Rail Trail (referred to hereafter as the LVRT), on the west to the Lamoille River on the east. Traveling against the current of the Lamoille River on west to an intersection with a line projecting due north from the northernmost point of the Riverview Cemetery, Parcel 21193. Then turning south from said point in the river, crossing Park St, and arriving at the base of the Soldiers' Monument. Then traveling from the Soldiers' Monument to the southeast corner of parcel 21009 (10 Summer St). Then turning west from said corner to southwest corner of parcel 21009, and then turning south along the eastern lot line of Parcel 21010 a point 200 feet south of Upper Main St. The turning west from said point, forming a line parallel with Upper Main St. Then west along this line parallel and 200 feet south of Upper Main St to Congress St. Then continuing west from Congress St on the same line to East High St and then turning north to the intersection of East High St and Main St and then west along Feline Loop to its intersection with B Street. Then from said intersection of Feline Loop and B Street, traveling northwest on B Street, over the Bridge to the Lamoille River. Then running with the current of the Lamoille River to the intersection of the Truck Route Bridge. Then turning north up the Truck Route to the intersection with the LVRT at the point of beginning, but fully including Parcels 21065, & 21069.

Section 1010. Commercial (COM). The purpose of this zone is to provide for mixed uses and space for businesses serving the community and the region. Good highway access and close proximity to the village characterize the area.

1011. COM #1 (Uptown).

From a point beginning at the northernmost corner of Parcel 08-167 (which is approximately 800 feet west of the intersection of VT Route 15 W. and Needle Eye Rd) and traveling in a clockwise direction. A line projecting southeast from the point of beginning to the intersection of Langdell Rd and Center Rd. Then a line projecting southeasterly to the easternmost portion of the Town right-of-way on Lanphear Rd. From said end of Lanphear Rd, a line projecting due south to VT Rte. 15 E. Then turning westbound on VT Rte. 15 E to Munson Ave, but including Parcel 08075 (PriceChopper), and the western half of Parcel 08076 (House of Pizza). Then turning southerly down Munson Ave until a point of intersection with Harrel St on the south. Then turning west on Harrel St to a point of intersection with Brooklyn St, but including the western boundary of Parcel 211398 (Lamoille County Mental Health). Then turning south westerly along Route 100 the western boundary of Parcel 21138 and projecting therefrom until a point of intersection with the Lamoille River. Then continuing downriver until the intersection of an easterly projection from the road into the Brooklyn Heights Condos. Then west for 100 feet along the Brooklyn Heights road before turning northerly and running parallel to Route 100 but remaining 100 feet west thereof until a point of intersection with the Village/Town Boundary. Then following the Village/Town Boundary west, crossing the Truck Route, to a point 1,000 feet west of Brooklyn St. Then turning north from said point, staying 1,000 feet west of Brooklyn St. until a point of intersection with Stafford Ave. Then turning northwesterly and continuing to the end of the Town right-of-way on Stafford Ave. Then a line projecting from the end of Stafford Ave to the northernmost point of Parcel 20032-1. Then continuing northerly to the point of beginning.

1012. Commercial Zone #2 (Lower Village).

From the intersection of the town/village boundary, the Truck Route, and the northwest corner of Parcel 07328, south along the town/village boundary to a point of intersection with the town/village boundary and Route 100 / LaPorte Rd, then along Route 100 east to a point of intersection Jersey Way, and then south along Jersey Way to the southern eastern most point of Parcel 07002, and then west along the southern lot lines of Parcels 07002, 07004, & 07006 to the intersection of the town/village boundary, then projecting on

the same plane from this point of intersection westward across Parcel 07007-01 to a point of intersection with the Truck Route, and then northeast along the Truck Route to the point of beginning.

~~Section 1040. Mixed Office Residential (MOR). The purpose of this zone is to provide for an area for small professional offices in close proximity to the Village while concurrently allowing for continued residential uses.~~

~~1041. MOR #1 (Bishop Marshall).~~

~~Beginning at the intersection of Bridge St and the Town/Village Boundary on tax map 7, then south along the town/village boundary to a point of intersection with the Truck Route, but including parcel 07328-1 directly to the northeast, then from the aforementioned point of intersection of the Village/Town boundary and the Truck Route, turning south along the Truck Route to the intersection of Morristown Corners Rd, then turning west along Morristown Corners Rd to a point of intersection with Ryder Brook, turning north along Ryder Brook until the southern boundary of Parcel 320 that is on the east side of Ryder Brook, then turning east from Ryder Brook along the southern boundary of Parcel 320, then turning north at the eastern boundary of Parcel 320, and then along the eastern boundaries of Parcels 319 and 301 to the point of intersection with Bridge St, then travelling east on Bridge St to the point of beginning.~~

Section 1050. Industrial (IND). The purpose of this zone is to provide locations for manufacturing and industrial operations to encourage the production of goods & services, enhance local employment opportunities, and broaden the local tax base. This zone is characterized by good highway access.

1051. **IND #1 (Uptown).** From a point beginning at the intersection of Needle Eye Rd and the northernmost corner of Parcel 20032-1 traveling in a clockwise direction. From said point of beginning to a line projecting southerly to the terminus of the Town right-of-way for Stafford Ave. Then following Stafford Ave southeast to a point 1,000 feet west of Brooklyn St. From said point 1,000 feet west of Brooklyn St, turning south, keeping the same distance from Brooklyn St, to a point of intersection with the Village/Town Boundary on the south. Then turning east along the Village/Town Boundary to a point of intersection with the Truck Route. Then turning south along the Truck Route to the Lamoille Valley Rail Trail Bridge. Then turning north along the Rail-Trail to the northern property line of Parcel 07307. Then west along said northern property line to a point of intersection with the Village/Town boundary in the river. Then north along said boundary to the point where it turns east back to the Rail-Trail. Then north along the Rail-Trail until a point of intersection with Parcel 20035. Then from said point of intersection of the Rail-Trail and Parcel 20035, a line projecting northerly to the point of beginning.

1053. **IND #2 (Industrial Park & Harrel St).** From a point beginning at southwestern corner of Parcel 08075 (Pricechopper) traveling in a clockwise direction. East along the southern property and then northeast along the eastern property lines of Parcel 08075 to a point of intersection with VT Rte. 15 E. Then traveling east along Route 15 to a point 250 feet east of its intersection with Harrel St. A line projection due south from said point to the Lamoille River on the south. Then turning west, downriver, to the southeast corner of Parcel 21145. Then turning northerly along the rear property line of said parcel and continuing along the rear property lines of Parcels 144-139 to a point of intersection with Harrel St. Then traveling east along Harrel St until the point of intersection with Munson Avenue. Then north up Munson Avenue to the point of beginning, but only including the eastern half of Parcel 08076 (House of Pizza).

1054. **IND #3 (Trombley Hill).** From a point beginning at the intersection of Trombley Hill Road and Frazier Road traveling in a counter-clockwise direction. Traveling north along Trombley Hill Road to the Town boundary with Hyde Park. Then west along the town-line to the intersection with Center Road. Then a line projecting approximately 400 feet southeasterly to the center of the village water tank. Then a line projecting from said water tank to the point of beginning.

1055. **IND #4 (Bridge St & Cadys Falls Rd).** From a point beginning at the intersection of Bridge St and the Village/Town Boundary, then traveling south along the eastern boundaries of Parcels 301 & 319 to the southern boundary of Parcel 320, then west along said boundary to the intersection with Ryder Brook, then

south along the brook to the intersection with Morristown Corners Rd, then across said road and continuing along Ryder Brook to include Parcel 13, then north from the point of intersection of the Brook and the westernmost boundary of Parcel 13 back to Morristown Corners Rd, then crossing Morristown Corners Rd to the southwesterly boundary of Parcel 189, then traveling north along the western boundary of Parcel 189 to lot 190, then continuing along the western boundary of Parcel 190 to the point of intersection with Parcel 191, then turning east along the southern boundary line of Parcel 191 to the intersection of Cadys Falls Rd, then traveling north along Cadys Falls Rd to its intersection with Bridge St, then crossing Bridge St to include Parcels 301-1, 301-2, and 301-3 (the peninsula of the old Green Mountain Arena), then crossing back over Bridge St to the point of beginning.

1056. **IND #5 (Airport).**

From the intersection of Ryder Brook and Route 100, and heading east along the brook until a point where the river intersects with eastern boundary of Parcel 12130-1 (State airport) then turning southerly along the eastern lot line of the state airport property, including southerly along the eastern boundary line of Parcel 12136, to a point where said parcel and Ryder Brook intersect, then following the brook to the south to a point of intersection with Goeltz Rd. Then staying along the Brook, crossing Goeltz Rd, and continuing southerly to the far southeastern corner of Parcel 12156-2, then turning westerly along the southern boundary of said parcel, to a point of intersection with LaPorte Rd / Route 100. Then north along Route 100 to the point of beginning, but including Parcels 12111, 12112, & 12113 on the west side of highway.

Section 1060. Hospital (HOS). The purpose of this zone is to provide a desirable area that can accommodate existing and future health care needs, both for the community and the region. Residential uses shall continue to be allowed in this zone for so long as they remain compatible with health care uses.

1061. **HOS #1 (Washington Highway).**

From a point beginning on Maple Street at northwestern corner of Parcel 23239 traveling clockwise around the district. From said point on the west to southwestern corner of the golf course (Parcel 24083) on the east. Continuing along the southern border of the golf course to its easternmost point, where it intersects with the ~~southeastern~~ corner of Parcel 24041-3. Then southerly along western property lines of Parcels, 40-7, 40-6, 40-3, and 40-2 on tax map 24 to a point of intersection with the Village boundary. Then continuing southerly along the Village Boundary, crossing Washington Highway (askew), and continuing along the Village Boundary to a point parallel with the terminus of the Town right-of-way on Farr Ave. A line projecting from said point westerly across ~~the terminus of Farr Ave and~~ Parcel 13026 ~~and into Parcel 13025~~ until a point of intersection with ~~Parcel 13025a line projected due south from the terminus of Mansfield Ave.~~ Then ~~turning north from said point up a line projecting from said point of intersection with Parcel 13025 Mansfield Ave to a point of intersection with Washington Highway to the southeast corner of the Pleasant View Cemetery on parcel 23005.~~ Then turning northerly along the eastern boundary of the cemetery to a point of ~~intersection with Washington Highway.~~ Then turning west down Washington Highway, turning north on Maple St, to the point of beginning at the northwestern corner of Parcel 23239.

Section 1080. High Density Residential (HDR). The purpose of this zone is to provide dense housing that is more affordable allowing multi-family housing, duplexes, and single-family homes on small lots. This zone is adjacent to and generally surrounds the CB Zone. It is served by public utilities, and sidewalks that provide for a short walk into downtown.

1081. **HDR #1 (Village core surrounding the CB zone).**

Beginning at the intersection of Lower Main St, Jersey Heights, and Feline Loop traveling in a clockwise direction. Traveling 200' south of said point of beginning along Jersey Heights / Route 100 and then turning east until a point of intersection with of Congress St. Then bisecting Congress St, remaining 200' south of Upper Main St to a point of intersection with Summer St but including #46 (Parcel 21008). Then turning north up Summer St, crossing Upper Main St, to the base of the Soldier's Memorial. Then a line projecting from the Memorial northerly, crossing Park St, to the northernmost point of Riverview Cemetery, Parcel

21193. Then a line due north from the northernmost point of the cemetery to the Lamoille River. Then turning east against the flow of the river to a point of intersection with a line due north from the Morrisville Water & Light vault on Park St. Then turning southerly and running along the western boundary of the People's Academy school property (Parcel 22043), crossing Upper Main St, and heading along the same line to a point of intersection with the Potash Brook. Then turning southwesterly along the flow of the brook, crossing Maple St to a point where the projection of the eastern terminus of Union St would bisect the brook. Then continuing from the point of intersection of the Potash Brook and the eastern projection of Union St, west along Union St to a point of intersection with Congress St. Then turning south on Congress St for approximately 1000 feet to the culvert that takes that Potash Brook under Congress St. Then from this culvert, follow the flow of the Potash Brook to the west until its point of intersection with Randolph Road (which is just prior to where the Potash Brook joins the Boardman Brook). From the intersection of the Potash Brook and Randolph Rd a line projecting westerly to the southeast corner of Parcel 07002-1, but including the Jersey Heights Condos on Parcels 25020 & 25024. Then turning north up Jersey Way to a point of intersection with Jersey Heights and the Village / Town boundary. Then following the Village / Town boundary north to its intersection with the Truck Route. Then turning northeast along the Truck Route to the intersection with the Lamoille River. Then traveling against the flow of the river to the intersection of the B St Bridge and Feline Loop. Then traveling easterly on Feline Loop to the point of beginning.

1082. HDR #2 (~~West side of Brooklyn St. & north of between the CB & COM Zones~~).

Beginning at the intersection of the Truck Route and the northernmost property line of the Westside Court property / Parcel 21087-2 and traveling in a clockwise direction. Traveling easterly from the point of beginning along the northern property line of Parcel 21087-2 to the easternmost point of said property. Then a line projecting southeasterly from the easternmost point of Parcel 21087-2 to a point of intersection in the driveway to Brooklyn Heights that is 100 feet to the west of Brooklyn St. Then turning east along the Brooklyn Heights driveway, crossing Brooklyn St, to the point of intersection with Brooklyn St the Lamoille River. Then turning southerly down river-Brooklyn Street to its intersection with the Rail-Trail. Then heading westerly along the Rail-Trail, excepting Parcel 21077 which is located in the Central Business Zone, to a point of intersection with the Truck Route. Then turning northerly on the Truck Route to the point of beginning.

~~**Section 1090.—Medium Density Residential (MDR).** The purpose of this zone is to promote single-family housing and duplexes outside the HDR Zone in areas that are still walkable to commercial areas and schools. Public utilities are available, and a sidewalk is anticipated on one side of any main street.~~

~~1091. **MDR #1 (Central Village and up Elmore St).** From a point beginning at the intersection of Congress St and Union St traveling in clockwise direction. From the intersection of Congress St and Union St on the west, traveling east along Union St, crossing Summer St and Court St, until a point of intersection with the Potash Brook. Then following and going against the current of the brook, across Maple St, to an intersection of a point made in the brook by a line projecting due south from the southwestern most point of the People's Academy school property (Parcel 22043). Then turning north along said line, crossing Upper Main St, and following the western border of the People's Academy property until the intersection with the MW&L vault on Parcel 22048. Then due north from said vault, crossing Park St, and intersecting the Lamoille River. Then turning east along the river, running against its current, to a point of intersection to a line running due north from the front door of the MW&L offices on Parcel 24059 at 857 Elmore St. Then continuing southerly along said line, crossing Elmore St, along the eastern boundary of Parcels 24041 & 24041-3. Then turning westerly, southerly, and westerly again, along the southern boundary of Copley Country Club to the point of intersection with the old Village garage property on Parcel 23238). Then continuing westerly along the southern border of Parcel 23228 until a point of intersection with Maple St. Then turning south on Maple St to the intersection of Washington Highway, across from Pleasant View Cemetery. Then traveling westerly along Washington Highway onto Randolph Rd until the point where the~~

Pot Ash Brook goes underneath Randolph Rd. Then following the Pot Ash Brook, against its current to a point of intersection with Congress St. Then traveling north on Congress St until the point of beginning at the intersection with Union St. —

~~1092. **MDR #2 (Bridge St. west of Truck Route & Rail-Trail).**~~

~~Beginning at the Truck Route Bridge over the Lamoille River and traveling in a clockwise direction. From the bridge, running with the flow of the river and following it across Bridge St to the northernmost point of Parcel 07307 (east side of the river). Then turning easterly along the northern property line of Parcel 307, and then southeasterly down the Rail Trail to a point of intersection with the Truck Route. Then turning southerly down the Truck Route to the point of beginning, but excluding Parcels 21065 & 21069 which are located in the Central Business Zone.~~

~~1093. **MDR #3 (Wilkins, Wabun, and east side of Bridge St).**~~

~~Beginning at the intersection of the Truck Route and the northernmost property line of the Westside Court property / Parcel 21087-2 and traveling in a clockwise direction. Traveling northerly on the Truck Route from the point of beginning to the intersection of the Village Boundary line. Then turning east along the Village boundary line to a point 100 west of its intersection with Brooklyn St. Then turning southwesterly from said point 100 feet west of Brooklyn St. to a point of intersection with the driveway to the Brooklyn Heights condos located on 21087-1. Then turning easterly along said driveway to Brooklyn Heights out to Brooklyn St. Then turning northeasterly along Brooklyn St to the northernmost point of Parcel 140 on tax map 21. Then turning southeasterly along the northern property line of Parcel 140 to its point of intersection with the Lamoille County Mental Health property on Parcel 138 of tax map 21. Then turning southwesterly along the western property line of the Lamoille Mental Health, continuing along the common property line between Parcels 21145 and 21213 to the intersection with the Lamoille River. Then traveling south along and with the flow of the river to the intersection with the Rail Trail. Then from this intersection of the river and the Rail Trail, west along the Rail Trail, to its intersection with Brooklyn St. Then turning north along Brooklyn St. to its intersection with the driveway to the Brooklyn Heights Condos. Then traveling west along said driveway to a point 100 feet to the west of Brooklyn Street. Then a line projecting from said point to the easternmost point of Parcel 21087-2 (West Side Court). Then traveling west along the northern property line of West Side Court to the point of beginning on the Truck Route.~~

Section 1100. Low Density Residential (LDR). The purpose of this zone is to promote housing in the further reaches of the Village and adjacent areas of the Town that are suitable and desirable for the placement of single-family homes on smaller lots than in rural areas. Lot size is variable based on the availability of public utilities (Class 1, 2, or 3 Development).

1101. **LDR #4 (Village residential areas south of the Rail Trail Jersey Way area).** From a point beginning at the southeast corner of the Jersey Heights Residences on Parcel 07002-1 traveling in a clockwise direction. A line projecting easterly from the point of beginning to the point where the Pot Ash Brook flows underneath Randolph Rd (but excluding the Jersey Heights Condos). Then running easterly along the Pot Ash Brook, against its current, to a point of intersection with Congress St. Then turning northerly along Congress Street to a point of intersection with Union St. Then turning easterly along Union St. until its intersection with Court Street. The continuing across Court St. on the same line to a point of intersection with the Pot Ash Brook. Then continuing against the current of the Pot Ash Brook, under Maple St., and continuing onto the golf course property to a point in the brook that is due south of a line projecting from the southwest corner of the school property. Then turning northerly along the western edge of the school property to where it meets Park St. (at the MW&L vault on Park St). Then a line projecting due north from said MW&L vault, across Park St. and Parcels 22045 & 22010 to the centerline of the Lamoille River. Then following against the current of the river, easterly to a point where a line projects due north from the northernmost point of the school property. Then continuing southerly along that line, and then the school's easterly boundary, meandering to the south along said eastern property line to a point of intersection with the northwest corner of Parcel 08029-1. Then a line projecting easterly from said corner to the easternmost

corner of Parcel 08023. Then a line projecting nearly due south from the easternmost corner of Parcel 08023 to where the Pot Ash Brook first crosses Elmore Rd. (directly adjacent to 1451 Elmore Rd). Then following the Pot Ash Brook again south onto Parcel 08002. Staying within the brook, now with its current, as it flows across Parcel 08002, to the point where the brook bisects the eastern property line of Parcel 24019 and then flows onto the golf course property. Then leaving the brook and following the southern boundary of the golf course property westerly until the southernmost point of the golf course where it intersects with the easternmost point of Parcel 23239 (The Copley House). Then traveling westerly along the northern property line of the Copley House to a point of intersection with Maple St. Then traveling south on Maple St. to Washington Highway, and then westerly on Washington Highway to its intersection with Randolph Road (but including Parcel 23007). Then turning southerly on Randolph Rd and then easterly up Washington Highway to the intersection with Mansfield Ave. Then A line projecting southerly from this intersection to where the Boardman Brook travels under Cottage St. Then running easterly against the flow of the Boardman Brook to a point of intersection with the Kryyland Neighborhood on Parcel 13021-11-1. Then a line projecting westerly from this point in the brook on Kryyland property to the intersection of Jersey Way and Cottage St. Then turning southerly on Cottage Street to a point of intersection with the Village Boundary Line. Then following the Village Boundary Line westerly for approximately 2,000 feet, and then turning northeasterly along the Village Boundary Line for approximately 450 feet to a point of intersection with southernmost corner of Parcel 07007-1. Then a line projecting westerly from this point to the intersection of the LaPorte & Lague Roads. Then continuing westerly along Morristown Corners Road to a point of intersection with Ryder Brook. Then turning northerly along the centerline of Ryder Brook to its intersection with the All Saints Catholic Academy School property. Continuing north along the western boundary of the All Saints property to a point of intersection with the Lamoille River. Then continuing north along the river, with the current, crossing Bridge St., and continuing along the river to a line projecting due west from the northwest corner of Parcel 07307, which is the permanently protected open space parcel created by the Rail Trail & Lake Ridge Lane townhouse development. Then turning easterly along the northern border of Parcel 07307 to a point of intersection with the Rail Trail. Then following the Rail Trail southeasterly to its intersection with the Truck Route. Then turning southerly along the Truck Route (but not including Parcel 21065 & 21069), crossing the river, to a point of intersection with a line projecting westerly from the point of beginning, which traverses the southern boundaries of Parcels 07002-1, 07004, & 07006 and cuts across the frontage of Parcel 07007-1. turning southwest down Mansfield Ave to a point of intersection with Parcel 13025. Then continuing along the same line into Parcel 13025 to a point of intersection with a line projecting due west from the terminus of Farr Ave. Then continuing east along that line projecting from Farr Ave, across the terminus of Farr Ave, easterly to a point of intersection with the Village boundary. Then following the Village boundary south until its southernmost point. Then turning west along the Village boundary to a point of intersection of Beacon Hill Rd (where the road bends to the south). Then a line projecting westerly from said point in that road at the Village Boundary to a point 100 feet due south of the intersection of Route 100 and Meadow Drive. Then heading west parallel to but 100 feet south of Meadow Drive to a point of intersection with Ryder Brook. Then turning north following the brook north to a point of intersection with Morristown Corners Rd. The turning east on said road to a point of intersection with Route 100. Then turning northerly on Route 100 for approximately 800 feet to a point of intersection with a line projecting westerly from the rear property lines of Parcels 2, 4 & 6 on Tax Map 7. Then traveling east along said line projection to the point of beginning but excluding the Jersey Heights Condos on Parcels 25020 & 25024.

1102. **LDR #2 (Park St to Elmore St Wilkins & Wabun).** From a point beginning in the Lamoille River from a line due north of the easternmost point of the school's frontage on Park St and traveling in a clockwise direction. From said beginning point in the river, then traveling east along and against the current of the river to the Village/Town Boundary. Following the Village/Town Boundary southerly and then easterly until said boundary turns away (southerly) from the MW&L water tank property (Parcel 08034). A line projecting

southerly from the point where the Village/Town Boundary turns away from Parcel 08034 to the intersection with Elmore Rd and Lower Elmore Mountain Rd. Then following Lower Elmore Mountain southerly for approximately 200 feet, and then turning westerly down Washington Highway. Continuing westerly along Washington Highway until a point of intersection with the Village/Town Boundary. Then turning northerly along the Village/Town Boundary to a point of intersection with Parcel 24041-3. Then continuing northerly along the eastern boundary of Parcels 24041-3 & 24041, crossing Elmore Street, to a point of intersection with the front door to the office of MW&L. Then a line projecting from said front door of MW&L to the easternmost point of the school's frontage on Park St.

Beginning at the intersection of the Truck Route and the northernmost property line of the Westside Court property / Parcel 21087-2 and traveling in a clockwise direction. Traveling northeasterly from the point of beginning along the Truck Route for approximately 1,400 feet to the Village/Town boundary. Then turning southeasterly along said boundary to a point 100 feet west of Brooklynn St. Then southerly along Brooklynn St, but remaining 100 feet to the west, to a point of intersection with the driveway into the Brooklyn Heights Condos. Then a line projecting northerly to the easternmost point of the Westside Court Property (Parcel 21087-2). Then returning west to the point of beginning where the Westside Court property intersects the Truck Route.

1103. **LDR #3 (Silver Ridge to Center Rd Sunset, and Langdell).** Traveling in a clockwise direction, beginning at the intersection of Center Rd and Langdell Rd, then a line projecting westerly to the northernmost point of Parcel 08167, which is approximately 800 feet west of the terminus of Needle Eye Rd on VT Rte. 15. Then continuing westerly on the same line for 100 feet before turning northerly and paralleling Silver Ridge Rd, but maintaining said 100-foot distance, to a point of intersection with the Hyde Park townline. Then continuing easterly along the townline to a line projecting northeasterly to the northernmost point of Parcel 08163. Then a line projecting from said point easterly where Center Rd meets the boundary with Hyde Park intersects it. Then from said townline point, a line projecting approximately 400 southeast to the center of the Village water tank. Then a line projecting from said point to the intersection of Frazier Rd and Trombley Hill Rd. Then staying and continuing on a similar southerly projection to a point of intersection with the southern boundary of Parcel 08090-3 (Weslang Townhouses). Then from this point of intersection, a line projecting easterly to terminus of the Southview Drive right-of-way, and then turning easternmost point southeasterly to the terminus of the town right-of-way on Lanphear Rd (but including Parcels), then a line projecting from the terminus of Lanphear Rd northwesterly to the point of beginning.

1104. **LDR #4 (Cadys Falls).** Traveling in clockwise direction, from a point beginning at the intersection of Cadys Falls Road and the Lamoille River, turning west along the river passing the southern boundary of Parcel 07-212 to a point where the westernmost boundary of 07213 abuts the river, then turning north away from the river along the western boundary of Parcel 07213 to a point of intersection with Parcel 07214, then traveling west along the southern boundaries of Parcels 07214 & 07215, then turning north along the western boundary of Parcel 07215 to a point of intersection with Griggs Road, from said point turning east on Griggs Road, but including Parcels 07233 & 07234, to a point of intersection with the southwest corner of Parcel 07236, then turning north along the western boundary of Parcel 07236 and continuing in the same northerly direction until reaching the northwest corner of Parcel 07242. Then following the western and northern property lines of Parcels 07244-1 & 07245 until the point of intersection with Cadys Fall Road. Then turning south on Cadys Falls Road until a point of intersection with the northern boundary line of Parcel 07252, then heading east along the northern boundary line of Parcel 07252 until the point of intersection with the Rail-Trail, then turning southeasterly along the Lamoille Valley Rail-Trail until a point of intersection with Needle's Eye Road, then traveling westerly on Needle's Eye Road until the intersection with the northeastern corner of Parcel 07294, then turning south and then west along the boundaries of Parcel 07294 to a point of intersection with the Lamoille River, then turning west with the flow of river to the point of beginning at the intersection of the Lamoille River & Cadys Falls Road.

1105. **LDR #5 (Morristown Corners).** Traveling in a clockwise direction, from a point beginning at the intersection of Walton Rd and the back driveway to the nursery on Parcel 07154-3, then a line following the nursery driveway northerly, and projecting from the straight section of said road to the northern boundary line of said parcel. Then turning easterly along said northern boundary of Parcel 07154-3 to the intersection with Stagecoach Rd. Then crossing Stagecoach Road and continuing east on the same projection splitting Parcel 07168-1 and continuing to its eastern boundary, then turning southerly along rear boundary of said parcel, and the rear property lines of the adjoining parcels to the south, until a point of intersection with Morristown Corners Rd. Then crossing Morristown Corners Rd to include Parcels 07019, 07020 & 07021 on the east side of Stagecoach Road and then crossing Stagecoach Road to a point of intersection with Godfrey Ln. Then a line projecting from the intersection of Godfrey Lane to the point of beginning.

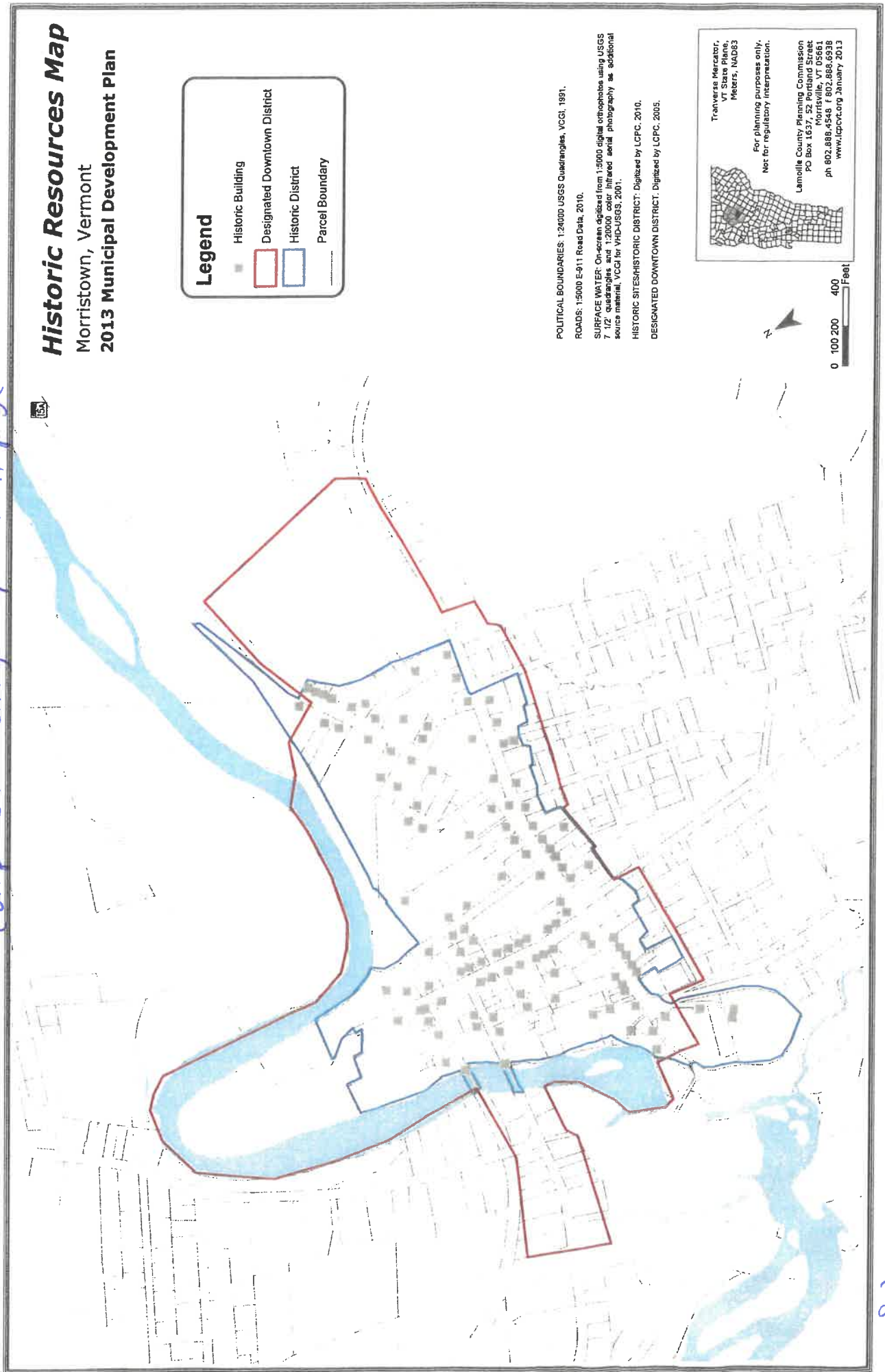
Section 1110. Rural Residential/Agricultural (RRA). The purpose of this zone is to preserve an area for agriculture, forestry, and very low-density single-family homes.

1111. **RRA #1 (Rural Morristown).**
All lands located outside the of Zone Boundaries described above in Sections 1001 through 1105.

Section 1120. Sewer Service Management Area (SSMA).

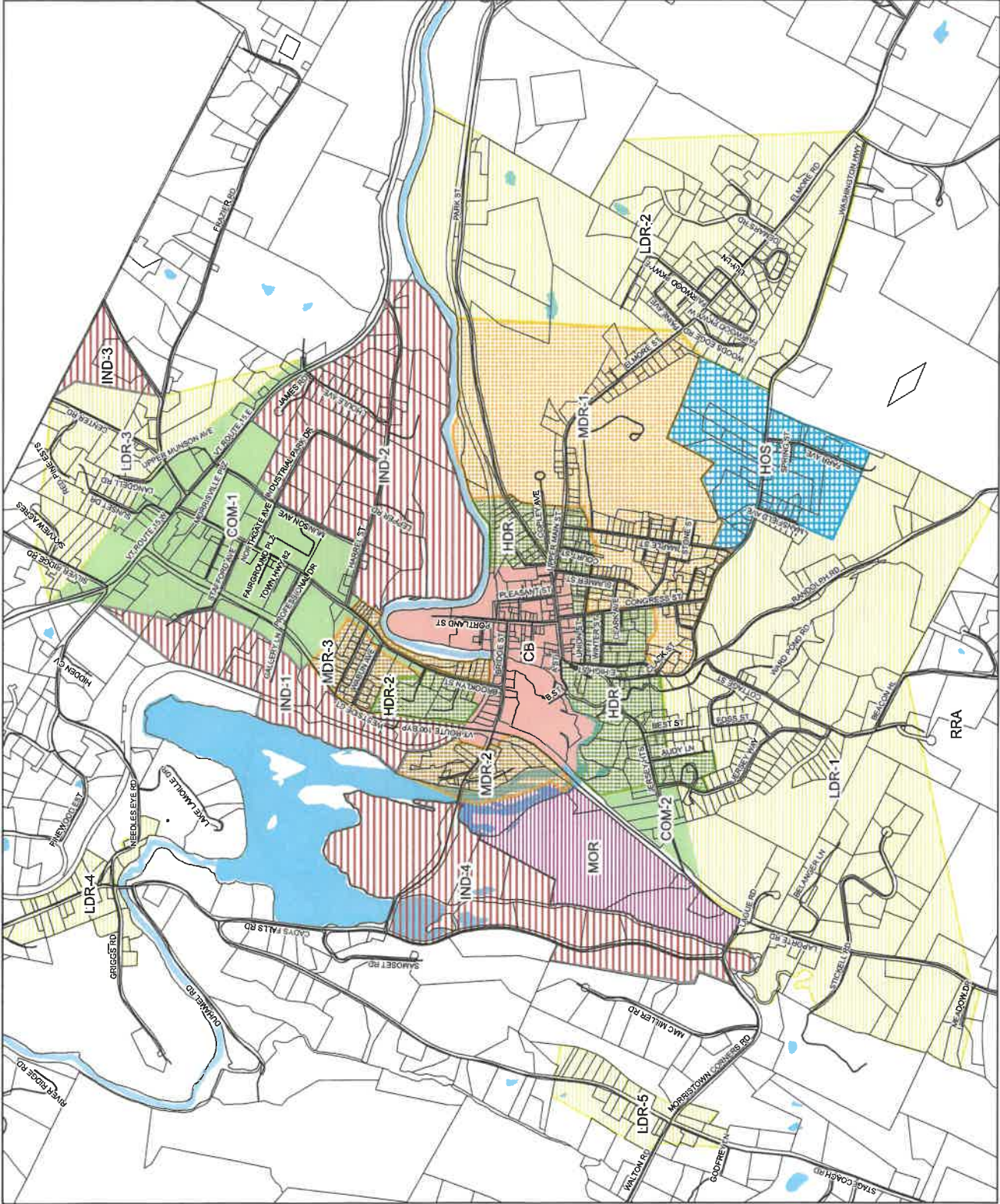
The Sewer Service Management Area shall include all the land in the village and the town that has a zoning designation other than Rural Residential Agricultural (RRA). The following areas, which would otherwise qualify for SSMA designation based on the preceding sentence, are specifically ~~exempted~~~~excluded~~ therefrom: Industrial #3 (Trombley Hill), Industrial #5 (Airport), ~~and the Low Density Residential Zones for Cadys Falls & Morristown Corners, (LDR) Zone #1 (south of a line between Morristown Corners Rd and the southern Village Boundary line, LDR #2 south of the ravine that runs from village/town line on Washington Highway easterly up towards Lower Elmore Mountain Road, LDR #4 for Cadys Falls LDR #5 for Morristown Corners,~~ and the area west of Ryder Brook located in IND #4.

Red = Designated Downtown Map
Compare to Zoning Map on next page



Existing Zoning Map 2023

PROPOSED Morristown Zoning Map
Village Zoning Changes
2023
Map 1



Legend

	IND
	LDR
	MDR
	MOR
	RRA
	HOS
	MorristownParcels

CB	Central Business
COM	Commercial
HDR	High Density Residential
HOS	Hospital
IND	Industrial
LDR	Low Density Residential
MDR	Medium Density Residential
MOR	Mixed Office Residential
RRA	Rural Residential with Agriculture

0 0.25 0.5 Miles

N

Data Sources:
Zoning: 2017 Morristown data. Provided by Lenoire County Planning Commission for Planning Purposes; Updated 2018 by Flagstaff
Aerial Imagery: 2018 Lenoire County Aerial Imagery; Updated 2018 by Flagstaff
Base Map: 2018 Lenoire County Base Map; Updated 2018 by Flagstaff
2018 by Flagstaff Environmental Associates, LLC
Parcel: Morristown data, 2017 by CA Technologies
Surface Water: VCD for VCD/UES, 2001
Political Boundaries: VCD, 1991

Created by Lenoire County Planning Commission
Requested by Todd Thomas on December 1st, 2022
Draft Proposed map changes approved by Todd Thomas on 3/31/23

2024 Proposed Zoning Map

PROPOSED Morristown Zoning Map
Village Zoning Changes
2024

Legend

Zoning Districts

	CB		HOS
	COM		IND
	HDR		LDR
			RRA

CB	Central Business
COM	Commercial
HDR	High Density Residential
HOS	Hospital
IND	Industrial
LDR	Low Density Residential
MDR	Medium Density Residential
MOR	Mixed Office Residential
RRA	Rural Residential with Agriculture

0 0.25 0.5 Miles

DATA SOURCES

Zoning: 2017 Morristown data. Provided by Lamella County Planning Commission. Updated 2019 by Tappan Environmental Associates, LLC

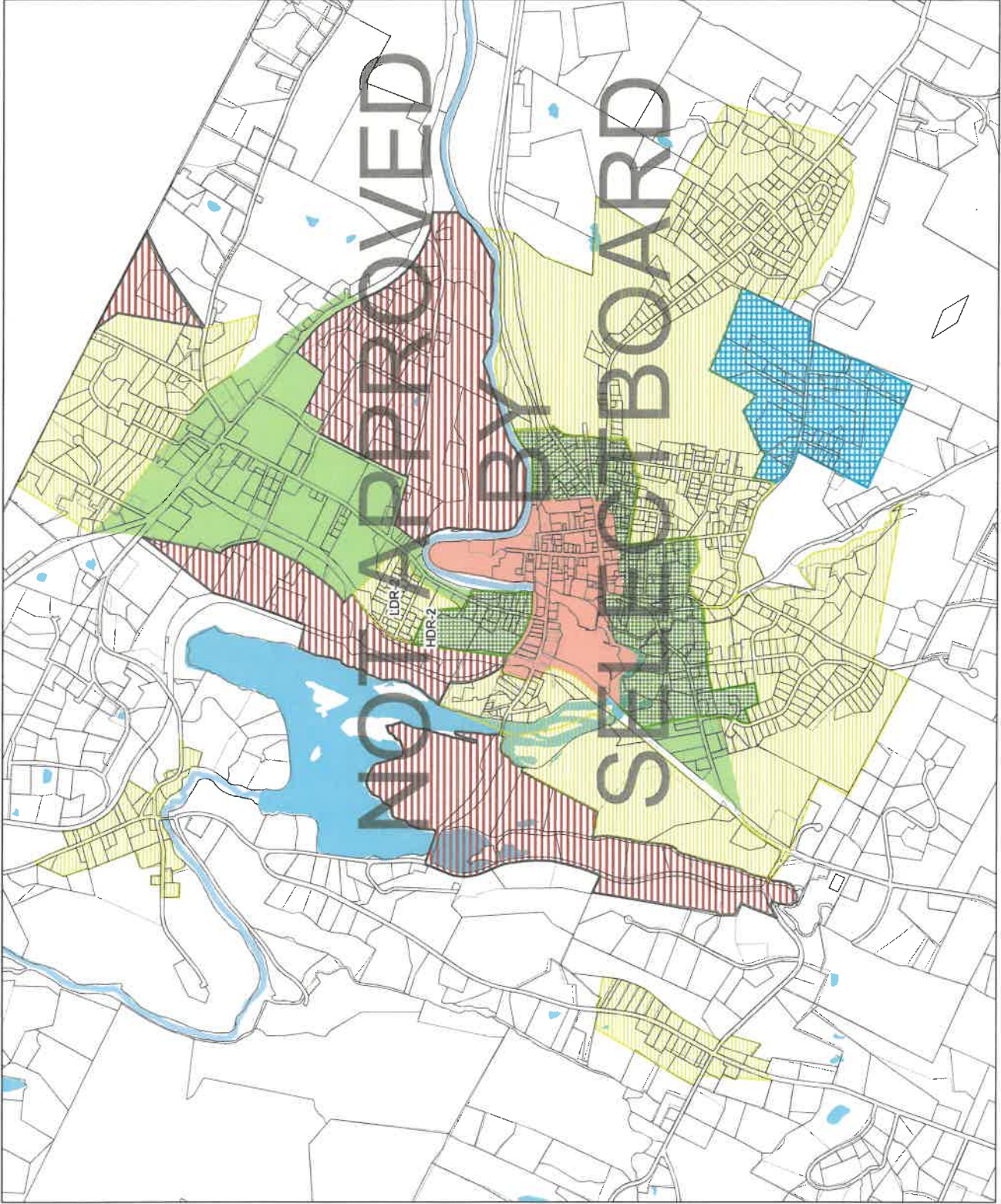
Sevier Service District Boundary: 2016 Morristown data. Provided by Lamella County Planning Commission for Planning Purposes. Updated by Tappan Environmental Associates, LLC

Population: 2017 Morristown data. Provided by Tappan Environmental Associates, LLC

Barber Water: VCB for HDR-200, 2001

Political Boundaries: VCB, 1991

N



Created by Lamella County Planning Commission
Requested by Todd Thomas on January 23, 2024

Applicant	Location	Tobacco	Tobacco Substitute Endorsement
Global Montello Group Corp DBA Jiffy Mart #686	302 VT Route 15 W	x	

Motion made by Don McDowell to approve the Liquor License and Tobacco License renewals as presented. Motion seconded by Chris Palermo. Motion carried. (5/0)

Motion made by Don McDowell to adjourn the Board of Liquor & Tobacco Control Meeting. Motion seconded by Chris Palermo. Motion carried. (5/0)

Motion made by Don McDowell to reconvene the Selectboard meeting. Motion seconded by Chris Palermo. Motion carried. (5/0)

2. Assistant Health Officer Appointment

Bruce Emerson, retired from a full-time position with the Stowe police department and has accepted the Asst. Health Officer Appointment.

Motion made by Don McDowell to appoint Bruce Emerson as Deputy Health Officer. Motion seconded by Chris Palermo. Motion carried (5/0).

3. Animal Control Officer Appointment

Bruce has also accepted the animal control officer (ACO) position and is present at the meeting this evening to answer questions. The Town Manager has the authority to hire the ACO so a motion is not required.

4. Town Plan Update

From Feb 5th Selectboard meeting

The Selectboard would like to move the town plan forward and respectfully request the planning council (PC) address the technical issues that prevented regional town plan approval. The SB has the authority to ask the PC to address only those technical issues (in the interest of time). To foster a more productive meeting, Scott Johnstone, Tasha Wallis, from Lamoille County Planning Commission (LCPC) and Etienne Hancock, PC Chair attended the meeting this evening. Carrie Johnson introduced a revision to the language of the transportation section in the Town Plan. Tasha Walls (LCPC) indicated that the language change was acceptable. Etienne Hancock, chair of the Planning Council, agreed to move forward with the amendment to the transportation section of the Town Plan with direction from the SB to do so. Scott Johnstone indicated to the Selectboard that the Village Trustees seem to be in agreement with the SB and the language change.

Statute on town plan approval:

(f) The planning commission may make revisions to the proposed plan or amendment and to any written report, and shall thereafter submit the proposed plan or amendment and any written report to the legislative body of the municipality. However, if requested by the legislative body, or if a proposed amendment was supported by a petition signed by not less than five percent of the voters of the municipality, the planning commission shall promptly submit the amendment, with changes only to correct technical deficiencies, to the legislative body of the municipality, together with any recommendation or opinion it considers appropriate. Simultaneously with the submission, the planning