Morristown/Morrisville Planning Council
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Meeting Minutes of Tuesday 27, February 2024

Council Members present: Etienne Hancock (Chair), Jamie Morris, Joshua Goldstein (via phone) and Wally Reeve
Council Members absent: John Meyer
Council Guests: Fire Chief Dennis Degregorio, Conservation Commission Member Jerry Throne, Jamie Brewster, & Tom Cloutier
Staff: Planning Director Todd Thomas, and Scribe Bonnie McDermott

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

Meeting Minutes: Minutes of the January 23, 2024 meeting were accepted. A vote of 3/0 was affirmed with Member Goldstein abstaining.

Discuss: Proposed S.100 "HOMES for everyone" zoning edits

a. Discuss: Revised Cap Building Height (Trudell drawings): The Council reviewed the architectural drawings from Mr. Trudell which were based on the Committee accepted Building Height definition that was determined at the last meeting. It was decided to reduce the maximum residential building height from 35 feet to 30 feet, and the commercial building height from 50 feet to 40 feet. Mr. Thomas will confer with the Town Counsel for advice on the language used and he will report back at the next meeting.

b. Discuss: Zone Reductions & Sewer Service Management Area Edits: The Council examined the edits proposed in the meeting packet for the zoning boundary descriptions. After a discussion, the Council was amenable to the proposed changes and the new zoning map but decided to change the east side of Brooklyn Street to Low Density Residential (LDR). This decision was made due to residents' desires to protect the existing single-family homes in this area from being converted into large multi-family dwellings.

Discuss: Town Plan: Chair Hancock, representing the Planning Council, attended the Selectboard Meeting on February 5th. He said the Council was asked by the Selectboard to change certain Town Plan language and move forward with a revised Town Plan. The issue of the coinciding timing of both actions of the zoning changes and the acceptance process for the Town Plan caused concern for confusing and overwhelming the public. Member Goldstein said that the pending S.100 / HOMES Act zoning update was more important than updating the Town Plan. It was decided that the Planning Council schedule will proceed as previously determined. Mr. Thomas was asked to bring the exact change of language for the Town Plan to the next meeting. Mr. Thomas added that he would set an initial Town Plan hearing date of May 28th which is after the Planning Council S.100 / HOMES Act zoning change hearing and vote on May 14th.

The meeting was adjourned at 6:40 PM. Submitted by Bonnie McDermott