

Morrisville/Morristown Planning Council
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Meeting Minutes of Tuesday 23 April 2024

Council Members present: Etienne Hancock (Chair), John Meyer, Jamie Morris, and Joshua Goldstein

Council Members absent: Wally Reeve

Council Guests: Assistant Zoning Administrator Charlie Burnham, Laura & Martin Green, Laurel & Patrick Persico

Staff: Planning Director Todd Thomas & Assistant Zoning Administrator Charlie Burnham

Call to Order: Chair Hancock called the meeting to order in the Community Meeting Room of the old Tegu Theatre, 43 Portland Street, in Morrisville at approximately 5:00 P.M.

Meeting Minutes: Member Meyer moved to approve the April 9th meeting minutes. A vote of 3-0 affirmed the motion (Member Goldstein arrived just after the vote on the minutes took place).

Discuss: Dress-rehearsal for the May 14th zoning change warned public hearing

Mr. Thomas read through each page of the warned zoning change packet and provided the rationale for each zoning edit proposed. Mr. Thomas explained that the vast majority of the proposed zoning changes were a direct result or a reaction to the Legislature's S.100 / Homes Act. The Council Members were amenable to the proposed zoning changes, as recited, and audience members had very few questions. Assistant Zoning Administrator Charlie Burnham asked about the Sewer Service Management Area (SSMA) on the Zoning Map and questioned if a Cottage Court Development should be defined in the definitions section of the Zoning Bylaws. Mr. Thomas said that he would add the Cottage Court Development definition, and that he already had a zoning map update from LCPC that showed the SSMA, so it was guaranteed to be visible on the final zoning map update (which will be requested when the 2024 zoning changes are approved by the Legislative Bodies). A longer discussion ensued when Laurel & Patrick Persico questioned why their 15-acre 784 Park Street property was being removed from the Low Density Residential (LDR) Zone by the proposed 2024 zoning changes. It was explained to the Persico Family that properties that could not be reached via a gravity sewer line had been removed from village density zoning because Morrisville Water & Light (MW&L) was no longer allowing pump stations. Mr. Persico replied that Kevin Newton from MW&L just told him that gravity sewer may be able to reach the southern height of his family's property (next to the elementary school) if a sewer line was run across the school property from Home Acre Street. The Council agreed that if Mr. Newton provided this opinion in writing, the LDR Zone would be adjusted so it once again clipped the southern corner of the Persico property. The Council decided that the evening's changes would be agreed to at the May 14th zoning change public hearing. Mr. Thomas said that he would have tonight's changes drafted before the weekend.

The meeting was adjourned at 6:35 PM. Minutes written by Todd Thomas.