

Morrisville/Morristown Planning Council
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Meeting Minutes of Tuesday 10 September 2024

Council Members present: Etienne Hancock (Chair), John Meyer, Jamie Morris, Josh Goldstein, Wally Reeve

Council Members absent:

Council Guests: Laura & Martin Green

Staff: Planning Director Todd Thomas, A/V Media Operator Kaysie Smith

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 Reeve moved to approve the August 27th meeting minutes. A vote of 3-0-1 affirmed the motion (Member Meyer abstained because he could not attend this meeting).

Discuss: §204.4 Waiver allowance expansion for community improvement projects

Planning Director Thomas presented the Council's requested draft expansion of the §204.4(f) Waiver allowance, which currently allows 2 additional dwelling units in exchange for a permanent and durable public art installation. With the proposed expansion, community improvement projects could now include architectural lighting (per §490.5), fountains, murals, streetscape improvements, sculptures, pocket parks or public gathering spaces with shade, and/or other recreational amenities (ex. public basketball court), provided that the developer or Town has committed in-writing to the long-term maintenance thereof. The Council was amenable to the expanded language but asked Mr. Thomas to replace "long-term" with "perpetual" and replace "Town" with "Selectboard." Mr. Thomas said he would include the as-revised language within the next zoning change. Member Goldstein arrived at the end of the discussion.

Discuss: §204.5(a) Use Table revisions

Council Members reviewed the proposed new definitions for residential uses per Act 47 & Act 181, which were as follows: Dwelling (1 & 2 Units), Dwelling (3 & 4 Units), & Dwelling (5 or more Units). Mr. Thomas explained how these uses had been inserted into the revised §204.5(a) Use Table. The Council accepted the Use Table as proposed but changed the use for Dwelling (3 & 4 Units) to Permitted for Class 1 Development but Conditional for Class 2 & 3 Development.

Discuss: §204.5(b) Dimensional Table revisions

Council Members reviewed revised Minimum Lot Sizes and Minimum Land Area for new residential uses (as required by Act 47 & Act 181) in §204.5(b) of the Zoning Bylaws. It was agreed that the Minimum Lot Sizes in in the COM Zone and the LDR Zone would need to be reduced from 10,000 ft² to 8,000 ft² because they allowed residential uses and were served by Village water & sewer. After a long debate, it was agreed, after a motion made by Member Goldstein and affirmed unanimously, that the Minimum Lot Size and Minimum Land Area in the MDR Zone would remain at 4,000 ft² for both the Dwelling (1 & 2 Units) use and the Dwelling (3 & 4 Units) use. Chair Hancock said that keeping this dimension at 4,000 ft² instead of increasing it to 8,000 ft² would likely create more opportunity for someone to build a single-family home in the Village without buying more land than needed, which would otherwise unnecessarily increase the cost of the lot. As part of this agreement, Member Reeve, who was concerned about a 4-plex on such a small lot, requested a discussion be added to the next agenda regarding eliminating waivers for Minimum Lot Size. Mr. Thomas was instructed to bring a list

of Minimum Lot Size waivers granted by the DRB during the last decade to the next Council meeting. Mr. Thomas was also asked to craft zoning language that ensured a minimum of 5 feet of setback from a sidewalk to the foundation of a new dwelling when a wide road right-of-way was present (ex. Congress Street). Mr. Thomas said that he would propose something that would remedy this situation at the next Council meeting.

Discuss: Review 2025 zoning change timeline spreadsheet

Council Members reviewed the 2025 zoning change timeline spreadsheet that Mr. Thomas was asked to create at the previous meeting. At the request of Member Goldstein, §206 Design Criteria was given an extra Planning Council meeting of review on said schedule. It was also agreed to send the revised 2025 zoning changes out to the consultant (pending Town Manager approval) at the conclusion of the October 22nd Council meeting. Mr. Thomas said that he hoped to warn a Planning Council zoning change public hearing on December 10th, but that timing would be dependent on the consultant's schedule.

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