

Morrisville/Morristown Planning Council
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Meeting Minutes of Tuesday 8 October 2024

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

Council Members absent: Wally Reeve

Council Guests: Bob Provost, Anna Provost, Laura & Martin Green

Staff: Planning Director Todd Thomas, A/V operator 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 September 24th meeting minutes. A vote of 3-0-1 affirmed the motion with Member Morris abstaining.

Discuss: §204.4 Waiver change

Planning Director Thomas, referencing the prior Planning Council meeting, opined that it is unnecessary to regulate by development class for the proposed 5% Waiver maximum within the Medium Density & Low Density Residential Zones. The Council was amenable to this change. Mr. Thomas said he would revise the §204.4 Waiver language accordingly.

Discuss: §479 exemption for wicket signs & town-event banner

Mr. Thomas explained that the §479 Zoning Administrator allowed 14-day exemption from sign bylaw requirements was likely not long enough to account for the over Portland Street banner hanging process for town events, and certainly not long enough for the new post pandemic multi-week rolling election featuring mail-in ballots. The Council was provided with a written statement regarding the timing issue that caused this year's Rocktobefest banner to be removed. The Council agreed to allow an exemption of up to 30 days in the sign bylaw for banners hung over Portland Street for town sponsored events. The Council also agreed to exempt wicket-style / lawn signs on private property for a maximum of 45 days of early voting prior to election day.

Discuss: Jersey Heights Residences COM Zone setbacks & footprint lots with Bob Provost

Jersey Heights Residences developer Bob Provost, and his daughter Anna Provost, appeared before the Council explaining how the Commercial Zone had side setbacks that made it hard to develop single-family townhouses on the rear / undeveloped portion of his property at 26 Jersey Way. After discussing multiple ways this issue could be resolved, thereby allowing construction of affordable single-family townhouses (that could be owned) versus another large apartment building like 24 Jersey Way, the Council seemed to favor splitting Parcel 07003 between the Commercial Zone and the High Density Residential Zone, which has no side setbacks, so the DRB can make this decision when phase 2 of the Jersey Heights Residences was before them for permit changes. However, a final decision on this issue was scheduled for the next Planning Council meeting. It was also decided that footprint lots need not be pursued because Parcel 07003 was already subdividable by laying out a private road through the existing parking lot.

Discuss: Pleasant Street parking & downtown traffic design letter

Chair Hancock and Mr. Thomas spoke about what transpired at the Selectboard meeting they attended the prior evening when parking on Pleasant Street and downtown traffic pattern changes were discussed. No Council decisions or actions were made as a result of this discussion.

Discuss: §206 Design Review criteria changes

The Planning Council discussed the one additional change that Mr. Thomas was proposing to §206 Design Criteria for commercial storefronts. The Council was amenable to this change and decided that the related storefront design zoning language in §207 Historic Preservation Criteria should mimic it. Mr. Thomas also brought the Council's attention to the matrix he built showing minimum designs standards used by local manufactured home companies (Fecteau, Huntington, & VerMod). Mr. Thomas said that the existing §206 Design Criteria zoning did not exclude the manufactured housing on the matrix, but adding additional regulations regarding window sizes or roof pitch could. The Council decided that the §206 Design Criteria would receive one final review at the next Council meeting before being warned for a zoning change later in the year.

**** The meeting was adjourned at 6:50 PM. Minutes written by Todd Thomas. ****