

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

Meeting Minutes of Tuesday 17 December 2019

Council Members Present: Steven Foster, Joshua Goldstein, Etienne Hancock (Chair), and Tom Snipp. Member Allen Van Anda arrived during the Education Chapter discussion.

Council Members Absent: None

Guests: Dan McLaughlin, and John McQueen

Staff: Planning Director Todd Thomas

Call to Order: Chair Hancock called the meeting to order in the Community Meeting Room of the Old Tegu Theatre, 43 Portland Street, at approximately 6:00 P.M.

Prior meeting minutes – Member Snipp moved to approve the October 15th meeting minutes. A vote of 3-0-1 affirmed the motion, with Member Foster abstaining. Member Foster moved to approve the December 2nd meeting minutes. A vote of 3-0-1 affirmed the motion, with Member Goldstein abstaining.

Discuss: Town Plan Education Chapter – Mr. Thomas said, for tonight's discussion, he made only very light edits to the version of the Education Chapter of the Town Plan provided for the Council's previous meeting by Supervisory Union staff. Mr. Thomas explained that his minor edits added goals and objectives into the flow of the language to match the formatting of the 2020-2030 Town Plan. He called the Council's attention the yellow highlighted section he added to the chapter, which asked the following questions

1. Should any language should be included in this chapter regarding further facility merger of the Stowe and Morrisville schools?
2. Should any language should be included in this chapter supporting a secondary means of access to PA from Elmore Street.

After some discussion, it was agreed that school board members should be invited by letter to an upcoming Council meeting were these issues could be discussed jointly. Member Hancock questioned if the language in the proposed chapter supporting the new field house at PA should remain given the school's flat enrollment and the voters turning down a similar request. Mr. Thomas said he would include all of these aforementioned questions in a draft letter to the school board, and that the letter would be reviewed at the January 7th Council meeting prior to it being sent.

Discuss: Proposed change to Section 206 Design Criteria – The Council discussed the revised §206 Design Criteria proposal again that would require a total aggregate area of private and common space of 60 ft² per unit in each new multi-family development. Chair Hancock and Member Van Anda reiterated that they wanted new development to require some sort of common area besides a blacktop parking lot. After much discussion, Member Foster suggested that adding a design element requiring the construction of front porches on all new multi-family buildings that fronted on public sidewalks could be a more efficient and easily enforceable way of accomplishing the Council's goals. The

Council Members agreed and asked Mr. Thomas to draft a proposal for such for the January 7th meeting.

Discuss: Houle Ave's Industrial Zoning – Mr. Thomas explained that he had always thought Houle Avenue was improperly zoned. He said the property owners therein deserved residential zoning because they lived in a residential neighborhood with houses that are valuable enough to make it cost prohibitive for the neighboring Industrial zoned properties to buy them out. The Council Members said that without an impending need to change the zoning, we should leave well enough alone.

Discuss: Town Plan Economic Development Chapter – The Council reviewed Mr. Thomas' rewrite of the infrastructure section of the Economic Development Chapter of the 2020-2030 Town Plan again. Council Members came to an agreement about some broader goals regarding the sewer plant language therein. Per Member Foster's suggestion, it was agreed by consensus that all town residents benefit from the existence of the sewer plant, not just the roughly 800 system users. Mr. Thomas explained that Montpelier uses city-wide bonds to upgrade its sewer plant (with on-site septic users qualifying for free septic tank pumping every 3 years). Chair Hancock said that this section of the Town Plan should support a municipal sewer system with a transparent and competitive rate structure, and management of the plant asset that is adaptable and flexible enough to work with existing businesses, and any new businesses wishing to locate in Morrisville. All agreed that it should be an unassailable goal of the town plan that sewer capacity, and the cost thereof, should never be a limiting factor for locating new residential or commercial development in our community.

The meeting adjourned at 7:55 PM, submitted by Todd Thomas, Planning Director