

Morristown/Morrisville Planning Council
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Meeting Minutes of December 15, 2015

Planning Council Members Present: Andrea Beeman, Paul Griswold (Chair), Etienne Hancock, Yvette Mason, Max Paine & Tom Snipp & Mark Struhsacker

Planning Council Members Absent: None

Staff: Planning Director Todd Thomas

Guests: John Pitrowski, Raymond Chauvin, Leah Hollenberger, Karin Ohlson, Robert Heanue, Brian Audet, Fonda Whittemore, Sheila Lowe, Helen Schneider, Barbara Dara, Michelle & Robert Audet

Call to Order: The meeting was called to order in the Community Meeting Room of the Tegu Building at 43 Portland Street at approximately 7:05 P.M.

Discussion: CCS' Langdell Farm condo project density change – The Council again reviewed the site plan submission for the Langdell Farm parcel showing a proposed 24-unit condo development situated on approximately 6.2 acres on land with a matching 6.2 acres of open space owned by CCS Development LLC. John Pitrowski, who was filling in for Tom Wawrzeniak of Vermont Land Design, presented the revised plan to the Council. Mr. Thomas highlighted a significant change to the proposed conservation subdivision bylaw, which would reduce the minimum lot size from 1/3 to 1/4 of what was normally required by the underlying zoning in exchange for a 25% increase in open space. Mr. Pitrowski, along with property owner Raymond Chauvin, said that they were opposed to the additional 25% of open space that Mr. Thomas was proposing and preferred to only provide the 50% of open space currently required, which is the six acres of open space shown on the submitted site plan. Board members discussed if they agreed with Mr. Chauvin's 50% open space proposal and if they could reverse a decision allowing this proposal at any time in the future without fear of precedent. Mr. Thomas agreed that any decision was reversible by a future Council. As such, the Board agreed by consensus to change the existing lot size reduction in the conservation subdivision bylaw from one-third to one-quarter of the typically required minimum lot size without the corresponding open space increase proposed by Mr. Thomas.

Discussion: Add village zoning to Cadys Falls with area residents – Mr. Thomas continued the discussion about adding village zoning to the Cadys Falls neighborhood. He told the Council and audience that since the last meeting he had increased the minimum lot size for Cadys Falls, as proposed in the Low Density Residential Zone for Class 2 Development, to 15,000sf. He added that this minimum lot size would make a majority of the lots in this neighborhood conform to zoning. Resident Robert Heanue asked if the Low Density Residential Zone changes being shown would be effective in the rest of the Village. Mr. Thomas said that they would. Mr. Thomas explained that a 15,000sf lot size would create the potential for about a dozen new infill lots/houses in the Cady Falls neighborhood. Member Hancock added that a majority of these lots could only be made possible by adding sewer service to the neighborhood. Mr. Thomas agreed

and said that it would be many years before Act 250 would even consider granting sewer service to this neighborhood and out to Hyde Park village. Fonda Whittemore said that she was a member of the Cadys Falls water co-op and she did not understand why her property was not being included in the new Cadys Falls village zone. Mr. Thomas explained the Council's previous decision to remove the larger Hamel & Whittemore parcels from the proposed Cadys Falls village zone, thereby leaving these properties in the 2-acre town zoning. Upon a motion made by Member Beeman, the Council accepted the boundaries of the Cadys Falls village zone as shown in the meeting package. A vote of 7-0 affirmed the motion. Upon a motion made by Member Mason, the density and lots size shown in the Low Density Residential Zone, as-revised for the Cadys Falls neighborhood, would be included in the next zoning change. A vote of 7-0 affirmed the motion.

Discussion: Copley Hospital needs assessment 2015 – Leah Hollenberger, the Senior Director of Development, Marketing and Public Relations at Copley Health Systems presented the Copley Hospital community health assessment to the Council. Ms. Hollenberger presented important community health tracking statistics to the Council and compared them to State and national averages. Mr. Thomas reminded the Council that the policy decisions they make in regards to the built environment impact community health outcomes such as obesity and heart disease.

Approve prior meeting minutes – Member Hancock move to approve the November 3, 2015 meeting minutes. The motion was approved by a vote of 6-0-1 with Member Paine abstaining. Member Paine moved to approve the December 1, 2015 meeting minutes. The motion was affirmed by a vote of 4-0-3 with members Beeman, Snipp & Struhsacker abstaining.

The meeting adjourned at 8:50 PM – submitted by Todd Thomas, Planning Director