

Morristown/Morrisville Planning Council
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Meeting Minutes of Tuesday 14 December 2021

Council Members present: Steven Foster, Tom Snipp, and Allen Van Anda

Council Members absent: Joshua Goldstein, Etienne Hancock (Chair)

Guests present: Cynthia Lyon-Hill, Mark Hill, Pat McCuen, Jacob Walker, Kristen Fogdall, and Development Review Board Member Laura Streets

Staff: Planning Director Todd Thomas

Call to Order: Acting Chair Snipp called the meeting to order in the Community Room of the Old Tegu Theatre at approximately 5:00 P.M.

Prior meeting minutes – Member Foster moved to approve the November 9th meeting minutes. Member Snipp voted against the motion, which means that it failed to carry with the 3 affirmative votes needed.

Discuss: Laura Streets for composting requirement – Development Review Board Member Laura Streets asked the Planning Council to propose new zoning regulations for the purpose of mandating composting in multi-family developments. After a lengthy discussion, Council Members agreed to require that compost receptacles/dumpsters be shown on site plans, as required by Section 502(h) of the Zoning Bylaws. Mr. Thomas said that he would draft up this zoning change for review at the next Council meeting.

Discuss: Christy Snipp for light pollution requirement – Development Review Board Member Christy Snipp was unable to attend the meeting, so this discussion was tabled until January 12th.

Discuss: Morrisville/Morristown 2020-2030 Town Plan reporting form – Planning Director Thomas reminded Council Members of the upcoming January 3rd (Selectboard) and January 5th (Village Trustee) warned public hearings on the proposed Town Plan. Mr. Thomas noted that he had updated the reporting form for recent changes made to the Town Plan by the Selectboard and Village Trustees. The Council Members reviewed the changes, directed two small revisions (regarding the village office capacity wording and the proposed Harrel Street east zoning change) and voted unanimously to send the as-revised reporting form back to the Selectboard and Village Trustees (as required by Statute).

Discuss: Neighbor meeting for IND#2 (Houle Ave east) – The Council met again with property owners who could be impacted by a potential zoning change for the IND#2 area (Houle Ave East to the intersection of Harrel Street & VT Route 15 E). Mr. Thomas presented a variant of the originally proposed zoning change, with both sides of Houle Ave becoming residential (along with only the south side of Harrel Street), with the remaining area staying zoned industrial. Residential property owners in this area wondered if a mixed-use zone could be appropriate. Planning Director Thomas said that mixed-use zones are generally not recommended for residential and industrial uses, as

they are widely believed to be incompatible. Member Foster agreed with this sentiment. Member Van Anda thanked Cynthia Lyon-Hill for the petition and signatures she presented for this hybrid rezoning proposal, but he said he worried about the precedent that might be created by spot zoning this small area as requested. Member Foster said that any zoning change should stay south of Harrel Street, leaving Houle Ave zoned industrial. The other Councilors present agreed. He added that the south side of Harrel Street was almost universally already in residential use. Mr. Thomas was asked to add the flood zone layer to the augmented zoning map of this area for further review at the next Council meeting. Pat McCuen said that she wanted her Route 15 property added to the Commercial Zone. Planning Council Members explained why such a change could not happen at this point, but offered suggestions as to how Ms. McCuen could engage in retail sales at her property without a zone change, including the retail sale of products manufactured or enhanced on-site, as well as further augmenting the definition of Business Services to include a percentage of retail sales therein (as suggested by Member Van Anda). Mr. Thomas said he would add a discussion on the pending revision to the definition of Business Services to the next Planning Council agenda.

The meeting adjourned at 7:30 PM, submitted by Todd Thomas, Planning Director