

Morristown/Morrisville Planning Council
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Meeting Minutes of Tuesday 4 December 2018

Council Members Present: Steven Foster, Joshua Goldstein, Linda Greaves, and Tom Snipp

Council Members Absent: Allen Van Anda, and Etienne Hancock

Guests: Dan McLaughlin

Staff: Planning Director Todd Thomas

Call to Order: The meeting was called to order in the Community Meeting Room of the Old Tegu Theatre, 43 Portland Street, at approximately 6:30 P.M.

Prior meeting minutes – Approval of the September 18th and November 6th meeting minutes were tabled due to quorum issues.

Discuss: Meeting scheduling – There will be no meeting on New Year's Day.

Discussion: Meeting notifications – It was decided that the meeting notifications were successful and that this practice would continue.

Discuss: Zoning Use and dimensional matrix – Mr. Thomas said he was very pleased that the use and dimensional requirements matrixes reduced 25 pages of the zoning bylaw down to 5 pages. On the dimensional matrix, the Council decided that using builder's acre numbers was desirable. The Council decided not to make a shoreline setback change, but instead augmented the definition of Setback.

Discussion: Affordable Housing – The Council looked at some recent housing numbers where price increases in Morrisville were easily surpassing the comparable price increases in Waterbury and Stowe. Concerns were expressed about the town losing its relative affordability, which is one of its important assets. The Council decided to change the accessory apartment maximum size percentage from 30% to 50% to encourage the creation of more housing units while preserving the character of the community. The Council also decided to look at reducing minimum lot sizes at the next meeting in North End, Morristown Corners, Cadys Falls, Park Street, and near the Stowe town line. The Council agreed that the existing poor public bus service to Stowe was a problem.

Discussion: Design & historic preservation element review – The Council decided to include fiber cement siding as a preferred building material for front facades in the Central Business Zone's Historic Preservation requirements.

Agenda addendum discussion: School merger – The Councilors discussed the forced school merger with Stowe. The consensus was that this merger would be a good thing for Morrisville in the long run, albeit with some short-term pain. Mr Thomas was asked to add to the Town Plan that if further merger occurred that People's Academy, given its

walkability, should serve as the high school for Stowe, Morrisville, and Elmore. It was decided that the current Stowe high school facility, which is much more auto-centric should serve as the middle school for the merged district (since children of that age are generally driven to school).

Discuss: Downtown Boardwalk – The Council discussed possibilities for a downtown boardwalk. Property owner permissions had been verbally secured along Phase 1 of the route except for the St. Aubin property. It was decided that the boardwalk and its potential to make the downtown turn towards its waterfront, should be added to the town plan. Dan McLaughlin stressed that any waterfront development should be for the good of the entire community. A waterfront trail from the bottom of Brooklyn Street to the Truck Route along the river was also discussed.

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