Morristown/Morrisville Planning Council

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

Meeting Minutes of Tuesday 2 December 2019

Council Members Present: Allen Van Anda, Steven Foster, Etienne Hancock (Chair), and Tom Snipp
Council Members Absent: Joshua Goldstein
Guests: Engineer Tyler Mumley, Graham Mink, Gary Bourne, and Jim Lovinsky of Lamoille Housing Partnership
Staff: Planning Director Todd Thomas

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

Prior meeting minutes – Quorum issues prevented a vote on the October 15th meeting minutes. Member Foster moved to approve the November 19th meeting minutes. A vote of 3-0 affirmed the motion.

Discuss: Economic Development Chapter – The Council reviewed the most recent draft of the proposed economic development chapter for the 2020-2030 Town plan. Mr. Thomas agreed to rewrite the infrastructure section of that chapter again. Given the Member's inability to come to consensus over the language, Chair Hancock asked each Council Member to present their own versions of the infrastructure section of this Town Plan Chapter for discussion at the next meeting.

Discuss: Education Chapter – Mr. Thomas provided the Council with the draft Education Chapter that was provided by the Supervisory Union. He said that discussion of this chapter would happen at the December 17th Planning Council meeting.

Discuss: Proposed change to Section 206 Design Criteria – The Council discussed a revised §206 Design Criteria proposal that would require a total aggregate area of private and common space of 60 ft2 per unit in each new multi-family development. Council Member Van Anda related his recent travels to Rhode Island and said that having common outdoor space was an important amenity for downtown living. Chair Hancock said that he wanted new development to require some sort of common area space besides a blacktop parking lot. Gary Bourne echoed these comments and suggested the Council give the developer some flexibility in providing amenities to their tenants. Jim Lovinsky said that he did not see the need to provide the proposed total aggregate area of private and common space onsite because there are plenty of public amenities in downtown Morrisville such as restaurants, coffee shops and the rail trail. Graham Mink agreed and said he is doing in-fill development in the core of the downtown (with very little elbow-room) and adding new requirements such as this could threaten future developments and prevent them from happening. He added that he understood the Council's desire for architectural richness, but he said that what is proposed is too strict. The Council

Members thanked everyone for the comments and explained that they would make a decision regarding how to move forward at the next Council meeting.

Discuss: Parking for Village Center Apartments on Hutchins Street – The Council recessed the meeting to join the Selectboard for the discussion regarding parking availability for the proposed Village Center Apartment project. The Planning Council decided their meeting would adjourn immediately following this Selectboard discussion.

The meeting adjourned at 6:45 PM, submitted by Todd Thomas, Planning Director