

Morristown/Morrisville Planning Council

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Meeting Minutes of Tuesday 19 November 2019

Council Members Present: Allen Van Anda, Steven Foster, Etienne Hancock (Chair), and Tom Snipp

Council Members Absent: Joshua Goldstein

Guests: Bob Heanue, and Conservation Commission Chair Ron Stancliff

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 – Quorum issues prevented a vote on the October 15th minutes. Member Van Anda moved to approve the November 5th meeting minutes. A vote of 3-0 affirmed the motion (with Member Snipp abstaining).

Discuss: Conservation Commission for 10ac min. lot sizes on Elmore Mtn Rd –

Conservation Commission Chair Ron Stancliff reappeared before the Planning Council proposing to increase the minimum lot size on the foothill of Elmore Mountain (the area east of Elmore Mountain Rd and Route 12 to the Elmore town-line) from a 2-acre minimum to a 10-acre minimum lot size. The Council examined some natural resource mapping of this area provided by Mr. Thomas. Council Members asked Mr. Stancliff to work with the Conservation Commission to draft a written criterion that could be used to justify the larger lot sizes in this area and other remote or sensitive parts of town. Mr. Thomas suggested that the criteria for protecting natural resource areas found in Section 510.2 of the Town's Conservation Subdivision Bylaw would be a good starting point.

Discuss: Change accessory apartment percentage calculation – Mr. Thomas

proposed a change that simplified how the maximum size of an accessory apartment is calculated. The Council approved sizing the maximum size of an accessory apartment at 60% of the heated square footage of the house (versus the current practice of 40% of the heated square footage of both the house and the proposed apartment). Mr. Thomas demonstrated that these two different ways to calculate the maximum size of an accessory apartment resulted in only marginal differences.

Discuss: Simplify setback exemption language – The Council reviewed a minor rewrite of what structures were exempt from setback requirements. The language change that was agreed upon meant that driveways located in the town would no longer be subject to side setback requirements (treating them the same as roads, which also had no side setback requirement).

Discuss: Economic Development Chapter – The Council reviewed the first draft of the proposed economic development chapter for the 2020-2030 Town plan. Mr. Thomas was

asked to rewrite the infrastructure section of that chapter. He said he would email that rewrite out later in the week for additional comments / revisions. Certain other changes were made to the proposed language, including satisfying Member Van Anda's comments about industrial uses on Gallery Lane. Mr. Thomas said that he would present the revised Economic Development Chapter for approval at the next Council meeting.

Discuss: Monday meeting in December — The Planning Council agreed to meet upstairs on Monday December 2nd at 6pm (instead of on the normal meeting date of Tuesday December 3rd) to accommodate Graham Mink's schedule. This scheduling change will allow for a more participatory discussion of the proposed changes to the Design Criteria section of the Zoning Bylaws.

Discuss (agenda addendum): ER Salvage Yard Solar Proposal on Rte. 100 – The Council reviewed the proposed plans for the ER Salvage Yard Solar proposal at 1411 LaPorte Rd. The Council agreed by consensus that the conversion of this junkyard into a solar farm was a project that should be supported.

The meeting adjourned at 7:35 PM, submitted by Todd Thomas, Planning Director