

Morristown/Morrisville Housing Committee

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Phone (802) 888-6373

Meeting Minutes of Thursday 14 November 2024

Committee Members present: Judy Bickford, Bob Bortree, Josh Goldstein -electronically

Committee Members absent: Yvette Mason, Donna Sherlaw

Guests present: Conservation Commission Member Ron Stancliff

Staff: Planning Director Todd Thomas

Call to Order: The meeting was called to order in the Community Meeting Room of the Town Offices, 43 Portland Street in Morrisville, at approximately 5:05 P.M.

Vote: Approve prior meeting minutes – Member Bickford moved to approve the September 12th meeting minutes. A vote of 3-0 affirmed the motion. Member Bortree moved to approve the October 10th meeting minutes. A vote of 3-0 affirmed the motion.

Discuss: Legislative Body letters asking for tools to entice new affordable housing – Mr. Thomas said that the Village Trustees acknowledged receipt of the Housing Committee's October letter and scheduled an agenda item for November 20th at 5:30 PM. Mr. Thomas was asked to follow-up with the Town Manager for the same acknowledgment and agenda item from the Selectboard. Member Bickford said that the Trustees allowed the hookup fees to be paid at closing for the Habitat Homes on the corner of Maple & Olive Streets, and it would be great if that practice could be codified for all projects that contain permanent affordable housing.

Discuss: Future Land Use Map – The Committee looked at the Town Plan's Future Land Use Map and discussed areas where the Low Density Residential Zone (LDR) could be expanded to create more housing opportunities on 1/3 acre to 1/2 acre lots. On said map, the Committee focused on connecting LDR1 to LDR5 and LDR5 to LDR4. Mr. Thomas was directed to draft a letter to the Planning Council suggesting such a zoning change, with said letter reviewed at the next committee meeting. Mr. Thomas was also asked to invite active builders of small homes in Morrisville to the next Housing Committee meeting, including Seth Costa, Jane & Nathan Barbour, and Bob Provost (as requested by Member Goldstein). Member Bickford said that she would reach out to the Stowe Housing Committee to see if the 2 housing committees could help each other.

Discuss: Example of successful affordable housing density bonuses – The committee reviewed New Haven's density bonus, which was designed to entice 20% of new housing to be affordable. After committee discussion, Mr. Thomas related that some towns require the developer, via permit condition, to annually self-certify that the affordable housing created by the density bonus was being used by qualified residents. The committee asked Mr. Thomas to draft a separate letter asking the Planning Council to review and consider adopting a similar affordable housing density bonus.

The Housing Committee will meet next at 5pm on Thursday December 12th.

The meeting adjourned at 6:20 PM, submitted by Todd Thomas, Planning Director

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