

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

Meeting Minutes of Tuesday 6 November 2018

Council Members Present: Steven Foster, Etienne Hancock, Tom Snipp, and Joshua Goldstein (call-in)

Council Members Absent: Allen Van Anda, and Linda Greaves

Guests: None

Staff: Planning Director Todd Thomas

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

Prior meeting minutes – Approval of the September 18th meeting minutes was tabled due to quorum issues.

Discussion: Thank you and open Council seat – The Council thanked Paul Griswold for his nearly 25 years of service and spoke about the open board seat.

Discussion: Reorganization – Upon a motion made by Member Goldstein, Member Hancock was voted as the Council Chair and Member Snipp was voted as the Vice Chair.

Discuss: Meeting scheduling – The Council agreed to keep the current meeting schedule. There would be no second meeting in November due to Thanksgiving.

Discussion: Design Review from the Paul Trudell meeting – Council members reviewed proposed changes to the zoning bylaws regarding design per the meeting with architect and DRB member Paul Trudell. Mr. Thomas was directed to work on some final language changes, including changing cultured stone to manufactured stone.

Discuss: Zoning Use and dimensional matrix – Mr. Thomas presented the Council with a significant reorganization of the use and dimensional requirements in the zoning bylaw. Builder's acre versus actual acre size was also discussed. Member Foster said he appreciated the distillation of all this information on two pages. The Council discussed making a shoreline setback change. Mr. Thomas and Council members were invited to walk the river with Member Foster to determine a desired setback width.

Discuss: Review of State Planning Statute – Council Members reviewed State Statutes regarding planning.

Discuss: Changes to subdivision design standards – Mr. Thomas led the Council through proposed changes to the subdivision design section of the zoning bylaw. He added that this section was overdue to be revised due to changes in the WW permitting.

Discuss: Proposed solar farm at 3780 LaPorte Road – The Council reviewed the proposed solar project at 3780 LaPorte Road. Overall, the Council was reasonably supportive of the project and its proposed screening. Council member's agreed, due to the topography of the site, that it was going to be impossible to screen the entire project from LaPorte Rd / Rte. 100 views without taking away the roadside views of the entire valley. It was decided that those roadside views of the open land in the valley where the project is located took precedence over fully screening the proposed project per the Town's zoning bylaws. With that being said, the Council simply asked for a mix of deciduous and coniferous trees clumped together planted in varied locations outside the project's fencing to break up its massing (from the roadside view perspective). With this, the Council decided it was ok with the breaks in the proposed landscaping. Additionally, the Council did not want to the developer to plant a berm to help with the screening. The Council was more interested in having the project screening look more natural in the open valley. It was decided that berming, especially with steep slopes, should be avoided. The Council was pleased that the solar developer was proposing an agricultural style fence around the project. The Council was very concerned that something like an 8 foot tall galvanized chain-link fence would be constructed around the project marring the natural landscape. As such, the Council applauded the effort to make the project fencing look more agricultural. Finally, the Council asked that the developer commit to recording the project's decommissioning plans in the Town Land Records.

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