

Morristown/Morrisville Planning Council
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Meeting Minutes of November 3, 2015

Planning Council Members Present: Andrea Beeman, Paul Griswold (Chair), Etienne Hancock, Yvette Mason, Tom Snipp & Mark Struhsacker

Planning Council Members Absent: Max Paine

Staff: Planning Director Todd Thomas

Guests: Raymond Chauvin, Tow Wawrzeniak, Ben Collier, Kayla Friederich of the News & Citizen and Max Neal, Executive Director of the Lamoille Chamber of Commerce.

Call to Order: The meeting was called to order in the Upstairs Meeting Room of the Tegu Building at 43 Portland Street at approximately 7:05 P.M.

Discussion: Master plan for a 24-unit condo project & CCS' Langdell Farm parcel -
The Council reviewed a preliminary master plan submission for the Langdell Farm parcel and a proposed 24-unit condo development thereon situated on approximately 6.1 acres owned by Raymond Chauvin. Tom Wawrzeniak of Vermont Land Design and Mr. Chauvin presented these plans to the Council. The residential units on the northwest part of the parcel would be four-plexes featuring single floor ownership living, 2 beds, 1½ baths with a garage and deck. The entire group discussed if zoning changes were needed or desired for the proposed residential project and if residential would be a better zoning solution on the northeast part of the parcel as well. It was decided that using the new conservation subdivision bylaw under the existing commercial zoning was likely the best way to move forward. Planning Council member comments on the proposal were as follows:

- Beeman – concerned with impacts to existing homes on Frazier Road and the appearance of sprawling up the hill.
- Griswold – wanted to ensure that the density was done correctly.
- Mason – concerned about the availability of new housing for middle income people and the costs of the proposed condos.
- Snipp – wanted to see residential ownership not rental, but liked how the grade of the site separated out the proposed residential from the existing commercial use.
- Hancock – was opposed to the creation of more residential housing in an area with no pedestrian amenities and without the availability to cross Rte 15 to get to Morrisville. He said that any residential development in this area should be provided with sidewalks. Mr. Thomas said that the DRB would very likely require such sidewalks.

At the close of the discussion, Mr. Thomas was instructed to work with Mr. Wawrzeniak to further develop the 24-unit condo proposal as a conservation subdivision and look at where the corresponding conservation land would be located. The Commission also discussed that it wanted to see clean businesses and factories on the eastern half of the CCS property and not cheap stores. Mr. Thomas said that he would look at zoning boundaries and bring a proposal for such before the Commission in December.

Discussion: Reduce 2 acre minimum lot size for Cadys Falls – Mr. Thomas said that he was not able to prepare anything for the Cadys Falls discussion due to the Nepveu Building public safety situation during the prior week. He said that he would have something prepared regarding Cadys Falls for the Council at its next meeting on December 1st.

Approve prior meeting minutes – Member Snipp moved to approve the September 15th meeting minutes. The motion was affirmed by a vote of 5-0-1 with Member Hancock abstaining. Member Hancock moved to approve the October 20th meeting minutes. The motion was affirmed by a vote of 4-0-2 with Members Beeman & Snipp abstaining.

The meeting adjourned at 8:30 PM – submitted by Todd Thomas, Planning Director