

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

Meeting Minutes of Tuesday 26 October 2021

Council Members present: Steven Foster (on-phone), Joshua Goldstein (on-phone), Etienne Hancock (Chair), and Tom Snipp

Council Members absent: Allen Van Anda

Guests present: Conservation Commission co-Chair Ron Stancliff, Jamie Brewster, and Dan McLaughlin

Staff: Planning Director Todd Thomas

Call to Order: Chair Hancock called the meeting to order on the veranda of the Copley Country Club Clubhouse at approximately 5:00 P.M.

Prior meeting minutes – Member Foster moved to approve the October 12th meeting minutes. A vote of 4-0 affirmed the motion. Member Foster moved to approve the September 28th meeting minutes. Member Snipp asked the Council to delete the commentary in said minutes regarding Village Trustee Bob Heanue. After some discussion, the Council agreed to this proposed revision. A vote of 4-0 affirmed the revised meeting minutes.

Discuss: Morrisville/Morristown 2020-2030 Town Plan comments – Planning Director Thomas reminded Council Members of the upcoming November 15th (Selectboard) and November 17th (Village Trustee) warned public hearings on the proposed Town Plan. Mr. Thomas added that he learned that Lamoille Housing Partnership would be submitting additional Town Plan language at these hearings that included, but was not limited to, enlarging the boundary of the proposed Designated Downtown.

Discuss: Duhamel Gravel Pit letter request – Jamie Brewster reappeared before the Planning Council requesting that a letter be drafted to the Selectboard regarding the description of the Duhamel Gravel Pit in the Town Plan. Specifically, Mr. Brewster submitted alternate language that he wanted inserted into the Town Plan that better reflected the recreational / preservation intent behind the purchase of the Duhamel property (instead of myopically focusing on gravel extraction). Conservation Commission co-Chair Ron Stancliff said that he was supportive of this alternate Town Plan language. Mr. Brewster added that via a public records request, it appeared the existing Town Plan language (that emphasized gravel extraction at the Duhamel property above all other uses) was written at the direction of previous Town Administrator Dan Lindley, and Engineer Tyler Mumley, to aid the pending Act 250 permit process for the Phase-3 gravel pit expansion. Chair Hancock noted his frustration with how the gravel pit language in the proposed Town Plan language apparently came to be, and said he would like to correct the historical intent of the Duhamel property acquisition in any Town Plan revision. Member Foster said that he was opposed to sending the requested letter unless he could be sure that the town's intent in purchasing the Duhamel property matched Mr. Brewster's description thereof. It was decided that this discussion and requested letter

would be tabled until the November 9th Council meeting to allow for research of the 1991 Town Meeting vote in old editions of the *News & Citizen* (in an attempt to better understand the true rationale behind the purchase of the Duhamel property).

Discuss: Neighbor meeting for IND#2 (Houle Ave east) – The Council Members reviewed a draft letter addressed to potentially impacted property owners regarding a potential zoning change for the IND#2 area (Houle Ave East to the intersection of Harrel Street & VT Route 15 E). The Council agree to move Planning Council meetings back inside the Town Office Building for the winter starting on Tuesday November 9th. Mr. Thomas added that the IND#2 Houle Ave East would be the first agenda item of that meeting, which would begin at 5PM. Mr. Thomas said he would get the revised zoning change meeting letter, that noted the meeting location change, out in the mail on Wednesday morning.

Discuss: Allow Multi-Family / MOR Zone in the COM Zone – Mr. Thomas discussed potential zoning changes that folded the Mixed Office Residential Zone by Bishop Marshall School and/or the Commercial Zone by Rock Art Brewery into the adjoining residential zones. Mr. Thomas noted that the market for new office building construction was incredibly weak before the pandemic, and it was now non-existent since everyone just learned how to work remotely. He opined that, given these quickly shifting market forces, the existing Mixed Office Residential Zone was now largely nonsensical. Council Members tabled this discussion based on the perception that the Bishop Marshall School did not seem in a rush to develop any of its property. Mr. Thomas said he would reach out to Bishop Marshall about the school's long-term plans for their development parcel.

The meeting adjourned at 6:15 PM, submitted by Todd Thomas, Planning Director