

**Morrisville/Morristown Planning Council**  
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**Phone (802) 888-6373**

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**Meeting Minutes of Tuesday 23 October 2024**

**Council Members present:** Etienne Hancock (Chair - electronically), John Meyer, Josh Goldstein (electronically), Jamie Morris, Wally Reeve

**Council Members absent:**

**Council Guests:** Tom Cloutier, Laura & Martin Green

**Staff:** Planning Director Todd Thomas, A/V operator Andy Churchill

**Call to Order:** Chair Hancock called the meeting to order in the Community Meeting Room of the old Tegu Theatre, 43 Portland Street, in Morrisville at approximately 5:05 P.M.

**Meeting Minutes:** Member Morris moved to approve the October 8<sup>th</sup> meeting minutes. A vote of 3-0-1 affirmed the motion with Member Reeve abstaining and Member Goldstein arriving just after this vote.

**Discuss: Jersey Heights Residences COM / HRD Zone consideration**

The Council revisited its previous discussion of how the Commercial Zone had side setbacks that made it hard for the developer of the Jersey Heights Residences to build the desired single-family townhouses on the rear / undeveloped portion of his property at 26 Jersey Way. The Council discussed multiple ways to resolve this zoning/setback issue, but preferably without impacting other properties due to the line projections in the Zoning Bylaw's Boundary Description coming from the southeast corner of Parcel 07002-1. Council Members generally spoke in favor of placing the Jersey Heights Residences property in the High Density Residential Zone because there was no longer a desired or viable commercial use thereon, and the lack of side setbacks in this zone was intended to facilitate the construction of townhouses. Member Reeve said this property was fully permitted as residential, with the commercial requirement having been removed with the DRB approval of the all-residential construction that now spanned the property's entire Route 100 frontage (realistically removing the opportunity for a viable commercial use on site). Member Goldstein moved to include both Jersey Heights Development Parcels 07002 & 07002-1 in the adjacent High Density Residential Zone (as opposed to the existing Commercial Zone) as part of the next zoning change (pending legal review). The motion was affirmed by a vote of 5-0. Mr. Thomas said that the line projection in the Zoning Bylaw's Boundary Description would be moved the southeast corner of Parcel 07004, replacing that same corner of Parcel 07002-1.

**Discuss: Review of 2025 proposed zoning changes**

The Council reviewed the entire slate of proposed zoning changes for 2025. The Council was comfortable with the slate of changes (mostly repeats from 2024) and decided to move forward with them in early 2025 after the consultant peer review of the changes offered by Town Administration. Members Goldstein and Hancock also spoke of the prior week's meeting with the Town & Village Managers and the Chair of the Selectboard and the Chair of the Village Trustees regarding zoning changes. All agreed to share proposed zoning changes with the new Town Manager prior to them being warned.

\*\*\* *The meeting was adjourned at 6:25 PM. Minutes written by Todd Thomas.* \*\*\*

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**TOWN OF MORRISTOWN**