

Morristown/Morrisville Planning Council
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Meeting Minutes of Tuesday 12 October 2021

Council Members present: Allen Van Anda, Steven Foster, Etienne Hancock (Chair), and Tom Snipp

Council Members absent: Joshua Goldstein

Guests present: Jamie Brewster, Lisa Andrus, Victoria & Hugo Campomanes

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. Planning Director Thomas noted that this meeting was not warned in a timely manner on the town's website, so no Council decisions would be made at tonight's meeting.

Prior meeting minutes – Approval of the September 28th meeting minutes was tabled until the October 26th Planning Council meeting.

Discuss: 2020-2030 Town Plan comments – Member Van Anda expressed disappointment in the joint Selectboard and Trustees meeting in terms of it being a positive example of good local democracy. Planning Director Thomas explained that the Town Plan deletions that were recommended by the Selectboard and Trustees at said joint meeting were still part of the Town Plan, and would need to formally be removed from the plan at the November 15th (Selectboard) and November 17th (Village Trustee) warned public hearings. Mr. Thomas also noted 3 areas of new Town Plan language changes requested by Town Administrator Eric Dodge. After some discussion, the Council was amendable to these changes provided they were presented at the public meetings in November. Jamie Brewster requested that the language in the Town Plan regarding the Duhamel gravel pit be amended to better reflect the history behind the purchase of the property and the current Act 250 permit. Mr. Brewster stated the current language unfairly marginalizes Recreation and Open Space and prioritizes gravel extraction. Council Members thanked Mr. Brewster for his comments, and the history he provided of the property, but explained to him that the Town Plan was now in the custody of the Selectboard and Trustees, and only those Bodies can now make Town Plan language changes. Mr. Brewster asked the Council for a letter supporting recreational uses and the preservation of (non-reclaimed) open space on the Duhamel property. The Council said it would discuss such a request at its next meeting.

Discuss: Accessory structure exemption size – Neighbors Lisa Andrus and Victoria & Hugo Campomanes appeared before the Council to discuss the two-story shed that was recently constructed at 34 Wabun Ave. Ms. Andrus added that more needed to be done in zoning to protect single-family neighborhoods. Mr. Thomas and various Council Members discussed that the existing shed did not currently need a permit because its footprint was less than the 150 ft² jurisdiction threshold in the Zoning Bylaws, but the shed would need a permit as soon as the Campomanes Family decided to turn into

heating living space. Member Foster noted there were various ways that a short-term rental use of this shed could be legally permitted.

Discuss: Zone boundary changes for centerline and DRB split decisions – Mr. Thomas said that he agreed with Conservation Commission Chair Ron Stancliff's previous comments that Section 201.4 regarding the town line dividing a property was not needed in the Zoning Bylaws. The Board agreed to delete this section as part of the next zoning change.

Discuss: Tesla mega-pack battery storage at 1380 LaPorte Road – The Council discussed the comment letter that Mr. Thomas wrote regarding the Tesla mega-pack battery proposed at 1380 LaPorte Road. Member Snipp noted a typo. Mr. Thomas said he would make this correction, and send out the comment letter prior to the end of the week.

Discuss: Neighbor meeting for IND#2 (Houle Ave east) – Mr. Thomas and the Council Members discussed the date of the proposed neighbor meeting 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 have this meeting at 5PM on Tuesday November 9th. Mr. Thomas said that he would send out the letters to all the property owners in this neighborhood inviting them to said meeting.

The meeting adjourned at 7:00 PM, submitted by Todd Thomas, Planning Director