

Morristown/Morrisville Planning Council

PO Box 748 / Morrisville, VT 05661

Phone (802) 888-6373

Meeting Minutes of September 20, 2016

Planning Council Members Present: Paul Griswold (Chair), Etienne Hancock, Max Paine & Tom Snipp

Planning Council Members Absent: Andrea Beeman, Yvette Mason & Mark Struhsacker

Staff: Planning Director Todd Thomas

Call to Order: The meeting was called to order in the Community meeting Room of the Town Offices at 43 Portland Street at approximately 7:00 P.M.

Discuss: Update on current topics (agenda addendum) – Planning Director Thomas provided updates to the Council on the following topics: construction of the Rte. 15 credit union branch, the RocktoberFest art installation, the Town & Village firing of LCPC and the recent DRB permitting of the repurposing of Green Mountain Arena.

Discuss: VT's Rental Health Housing Code (RHHC) checklist – Mr. Thomas walked the Council through the Vermont Department of Health RHHC checklist in regard to what aspects of it could easily be enforced more proactively without a significant staff commitment. Mr. Thomas said that he could provide a windshield review of the Town's rental housing stock by simply using the following parts of the RHHC related to the exterior condition of rental housing: 3.9-3.12, 8.1, 8.2, 8.4, 9.3-9.6, 9.8, 9.10 & 9.11. Member Hancock said he thought this was an important direction to move towards to ensure that the rental apartments in the Village are well maintained and therefore more likely to be populated with good tenants. He opined that this is not the current state of affairs in the Village and that single-family homeowners are being pushed out of the Village as a result. Mr. Thomas said that he was open to this idea, but he was not sure the Town Administrator & Selectboard would be. He added that he, as Health Officer, he may need direction from the Board of Health to embark on this plan of more proactive exterior RHHC compliance checks. The Council also asked Mr. Thomas to compare Morrisville's definition of a family (up to 5 unrelated people) to surrounding communities. Mr. Thomas was also asked to look at offering a zoning density bonus for an extra dwelling unit for an on-site manager in large apartment complexes.

Discuss: Saint Albans Rental Registry Program – Mr. Thomas talked about Saint Alban's rental registry program. He added that towns with this type of compliance check generally rely on (and subsidize) full-time firefighters with this work, an option not available in Morrisville. He added that he did not think such a system was needed here. He said that he could obtain a list of properties that were not 100% homesteaded from the Listers and back into his own list of rental properties in Town from there. The Council agreed to this approach by consensus. Mr. Thomas said that he would work to create such a list with Francis for the next Council meeting.

Discuss: Dumpster screening bylaws elsewhere in Vermont – The Council looked at dumpster screening bylaws used elsewhere in Vermont. Absent its own bylaw, the Council decided to adopt a version very similar to what Bennington has on the books as part of the next zoning change.

Approve prior meeting minutes – Approval of the August 16, 2016 meeting minutes was tabled due to quorum issues.

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