

## Morristown/Morrisville Housing Committee

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### Meeting Minutes of Thursday 12 September 2024

**Committee Members present:** Judy Bickford, Bob Bortree, Yvette Mason

**Committee Members absent:** Joshua Goldstein, Donna Sherlaw

**Guests present:** None

**Staff:** Planning Director Todd Thomas, A/V Media Operator Kaysie Smith

**Call to Order:** The meeting was called to order in the Community Meeting Room of the Town Offices, 43 Portland Street in Morrisville, at approximately 5:05 P.M.

**Vote: Approve prior meeting minutes** – Approval of the May 4<sup>th</sup> meeting minutes was tabled due to quorum issues.

**Discuss: 2024 Housing Starts in Morrisville / Morristown** – Planning Director Thomas informed the committee that the production of new housing starts, especially multi-family housing, has plummeted since the approval of the 2022 Zoning Changes. The data he provided showed 191 permitted housing starts in 2022, decreasing to 154 housing starts in 2023, and dwindling to only 38 housing starts in 2024. He added that without zoning intervention, he was forecasting less than 35 new housing starts in 2025, which is far from ideal production numbers during a housing crisis.

**Discuss: Median Sale Price for Housing in Morrisville / Morristown** – Mr. Thomas presented the committee data that showed the median sale price of a single-family home in Morrisville/Morristown was \$612,500 last month, a price increase of 67.8% over the preceding 12-months.

**Proposed Low Density Residential Zone expansion from Town Plan** – The Committee spoke about areas where the Low Density Residential Zone could be connected around the outskirts of the village as a means to add new and needed housing to the core of our community. Mr. Bortree lamented the new storage units being constructed on the corner of Morristown Corners and Cadys Falls Roads. Mr. Thomas explained why the previous zoning change from Industrial to Low Density Residential in this location was voted down by the Planning Council. The committee agreed to reexamine areas like this for a Low Density Residential upzone recommendation at a future Committee meeting.

**Discuss: Lamoille County Housing Needs Assessment** – Mr. Thomas shared his following take-aways from the updated Lamoille County Housing Needs Assessment:

*P.22 – Our town added 441 housing units between 2015 and 2022. That is second most in the county. By comparison, Stowe added 479 units and Hyde Park added 68 units.*

*P. 23 – 31% of the town households are renting. By comparison, Stowe is 28% & Johnson is 40%.*

housing. The Committee ended the evening by discussing if the density bonus it would recommend to the Planning Council for the creation of affordable housing should prioritize rent savings for young people (so they could save to purchase housing) or to offer more affordable rental housing to seniors.

The next Housing Committee meeting will take place at 5pm on Thursday October 10<sup>th</sup>.

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The meeting adjourned at 6:25 PM, submitted by Todd Thomas, Planning Director