

Morristown/Morrisville Planning Council
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Meeting Minutes of August 25, 2015

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

Planning Council Members Absent: Andrea Beeman

Staff: Planning Director Todd Thomas

Guests: Richard "Buckwheat" Lowe, Tyler Hirschak, Toby Hirschak, Tom Hirschak, Terry Hirschak, John Hollar, Peter Bourne, Brian Albatelli, Sue Low & George Bradley

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

Public Hearing: Proposed Fall 2015 Zoning Changes – Chair Griswold opened the public hearing and asked the hearing attendees if they had any specific questions before Planning Director Thomas led the Council and audience through all the proposed zoning changes. Buckwheat asked if his land south of Goeltz Road was included in the Airport Business Zone in the proposed zoning change. Mr. Thomas said that it was. Mr. Thomas and Attorney John Hollar discussed and then came to an agreement about §O in the Business Enterprise Zone as it related to the outdoor storage of auction items. Peter Bourne asked the Council to reconsider its earlier decision to not rezone Rte 100 from the Business Enterprise Zone to the Airport Business Zone. With no other questions from the audience, Mr Thomas led the Council and the audience through the proposed amendments to the Morrisville/ Morristown Zoning and Subdivision Bylaws as follows:

- a. §205 Central Business Zone: various changes including moving uses from Conditional to Permitted
- b. §210 Commercial Zone: various changes including design criteria to special requirements section
- c. §215 Business Enterprise Zone: revise zone and add Auction Facility & Recreation Facility/Indoor uses
- d. §220 Neighborhood Commercial Zone: delete zone entirely (to be replaced by COM & CB Zones)
- e. §225 Mixed Office Residential Zone: various changes including removing large Group Homes use
- f. §230 Industrial Zone: delete undefined and unnecessary Building Trades & Essential Services uses
- g. §235 Special Use / Medical Zone: various minor changes including adding new PUD subdivision process
- h. §240 Special Industrial Zone: various minor changes including adding new PUD subdivision process
- i. §245 High Density Residential Zone: various changes including adding Transient Lodging Facility use
- j. §250 Medium Density Residential Zone: various changes including removing large Group Homes use

- k. §255 Low Density Residential Zone: various minor changes including adding PUD subdivision process
- l. §260 Rural Residential Ag Zone: various minor changes including adding PUD subdivision process
- m. §265 Lower Village Gateway Commercial Zone: delete zone entirely (to be replaced by COM Zone)
- n. §270 Airport Business Zone: correct rear & side setbacks and revise design criteria in special requirements
- o. §280 Innovation Zone: delete unnecessary Essential Services use
- p. §345-§348 Prime Ag: delete existing bylaw because it is being replaced by new PUD subdivision process
- q. §420-§421 Existing Small Lots: change exemption to make it more practical
- r. §424 Residential Care or Group Homes: clarify definition for conditional allowance
- s. §426.2 Ponds: amend pond bylaw to prohibit emergency spillways into or towards public right-of-ways. Brian Albatelli pointed out that the proposed language may be too vague. Mr Thomas worked with Member Hancock to amend the proposal to only regulate ponds upgradient and 1,000 feet from the town roads.
- t. §473 Signs: increase sign sizes in zones along the Truck Route to 150sf
- u. §502 Site Plan: minor revisions to site plan submittals & add stormwater bylaw for 20,000ft² plus buildings
- v. §510 PUD: delete existing PUD bylaw and replace with new PUD conservation subdivision bylaw
- w. §639.3c-d: amend existing landscaping requirements for trees & delete reference to town street tree plan
- x. §700-§860: make many changes to subdivision approval process including adding PUD subdivision option
- y. Definitions: add definitions for Auction Facility / delete definitions for Bed & Breakfast, Building Trades, Construction Drawings, Dorm, Education Facility, Essential Service, Federal Owned & Operated Institution & Facilities, Group or Care Home, Loading Space, Mixed Use Residential/Commercial/Retail, Obstruction, Parks & Recreation, Planned Residential Development (PRD), Public Facility, Public Assembly, Public Nonprofit Parks, Public Service and Utilities Facility, Religious Institutions, Resubdivision, Runaway, Umbrella, Wetland Buffer Zone, Wetland Contiguous / revise definitions for Community Facility, Dwelling Unit Two-Family, Dwelling Unit Multi-Family, Gas Station, LCPC, Lot Size, Street
- z. §1000-§1140: make various district boundary changes, including adding the BE Zone to the Green Mtn Arena parcels, extending the CB Zone to the Truck Route on Bridge Street, adding the Houle property on Rte 15 to the COM Zone, adding Buckwheat's parcel 12-156 to the AB Zone, deleting and redistributing the NC & LVG C Zones and to make other changes included for the Truck Route.

Member Struhsacker moved to approve the as-revised fall 2015 zoning changes and to forward them to the Selectboard and Trustees for adoption. The motion was affirmed by a vote of 6-0.

Approve prior meeting minutes – Member Struhsacker moved to approve the August 4 meeting minutes. The motion was affirmed by a vote of 5-0-1 with Member Snipp abstaining.

The meeting adjourned at 8:15 PM – submitted by Todd Thomas, Planning Director

