

Morristown/Morrisville Planning Council

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Meeting Minutes of August 15, 2017

Planning Council Members Present: Etienne Hancock, Max Paine, Mark Struhsacker, Laura Streets & Yvette Mason

Planning Council Members Absent: Paul Griswold (Chair) & Tom Snipp

Guests: Pauline Liese, Scott Thompson & Ron Boomer

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: Public art DRB consideration – Tricia Follert reappeared before the Council advocating for a public art consideration within the Town's zoning bylaws. Mr. Thomas said that the proposed bylaw had been rewritten so it offered a carrot to reward a developer in exchange for a durable public art installation. Ms. Follert took feedback from Council Members and said that she would make the requested changes to the proposed bylaw language so it could be included within the next zoning change.

Discuss: HDR Zone change, Shelter & Single Family Homes – Per the previous meeting, Mr. Thomas introduced a zoning change that moved the Dwelling Unit Single-Family & Shelter uses from Permitted to Conditional in the High Density Residential Zone. The Council expressed unanimous support for this proposed zoning bylaw change.

Discuss: Tree ordinance adoption – Pauline Liese reappeared before the Council requesting that the Town adopt both tree and view ordinances. The discussion focused on the view ordinance portion of the request. Ms. Liese described to the Members who could not attend the previous meeting how she has been losing mountain views over the years from growing trees on adjacent properties. The Council examined a provided view ordinance example from Malibu, California. Member Streets said she is familiar with Malibu and that Vermont is a very different place. Member Hancock said that open space is different in Vermont than Malibu, as open space unattended to in Vermont will become forested in a few short years and this is not the case in Malibu. As such, Member Hancock said he had trouble supporting regulations that could require someone to actively manage their land in Morrisville based on a neighbor's view restoration and preservation considerations. Member Struhsacker said he was opposed to a view ordinance. Planning Council Members thanked Ms. Liese for the comprehensive research she did to present this issue to the Council, but they decided to take no action on a tree or view ordinance at this time.

Discuss: Common Driveway allowance for no frontage lots – Mr. Thomas presented a proposed zoning bylaw change that could allow single-family home development via a common driveway for lots without adequate frontage. He explained how a Development Review Board Member (Strniste) had suggested this solution, which was currently used in Underhill. Mr. Thomas explained that if this zoning bylaw were in place earlier this

summer, a multi-family development proposal on Paine Avenue would have instead taken the form of a single-family home. He explained that this lot has enough area under the zoning bylaw for a multi-family use, but not enough frontage for an additional single family home. Members then proceeded to discuss the necessity for the currently required 50 of right-of-way width when the development proposed was very limited in scope. Mr. Thomas was instructed to look at other Vermont zoning bylaws that allowed for limited residential development off private driveways with right-of-way widths narrowing to as little as 20 feet. Mr. Thomas said that he would do as such for the next Council meeting.

Discuss: Progress on meeting Town Plan Objectives – Mr. Thomas presented an excerpt from the Town Plan of all the stated objectives therein. He said that the objectives in the Town Plan that had been met were shown via strikethrough on the document and that he was very impressed with how much the Council had accomplished in such a short period of time. Mr. Thomas asked Council Members to read through the Town Plan objectives that had not been met yet prior to the next meeting as a way to prioritize the group's upcoming work agenda.

Approve prior meeting minutes – Approval of the prior meeting minutes were tabled due to quorum issues.

The meeting adjourned at 8:35 PM.

– submitted by Todd Thomas, Planning Director