Morristown/Morrisville Planning Council

PO Box 748 / Morrisville, VT 05661
Phone (802) 888-6373

Meeting Minutes of 7 August 2018

Council Members Present: Allen Van Anda, Joshua Goldstein, Paul Griswold (Chair), Etienne Hancock, and Tom Snipp
Council Members Absent: Linda Greaves, and Max Paine
Guests: Conservation Commission Chair Ron Stancliff, Sharon and Bill Rowell, and their Realtor George Bambara
Staff: Planning Director Todd Thomas
Call to Order: The meeting was called to order in the parking let of the new CHSLV building at 609 Washington Highway at approximately 6:00 P.M.

Discussion: Site-walk of Greaves Farms parcel adjacent to 607 Washington Hghy – Realtor George Bambara distributed a site plan and a rendering showing two large senior / assisted-living buildings on the 13.8 acre Greaves Farms village parcel. He explained that parcel's old Special Use Zone density of 4,000 ft2 per dwelling unit (vs the current density of 8,000 ft2 per dwelling unit) was critical to bring such a facility to Morrisville. He said that developers that do this kind of work cannot make the math work with just 75 units of housing on 13.8 acres. A discussion ensued if the existing conservation subdivision bylaw could be a solution to this density issue. The Council agreed that having more options for seniors to age in the community was a good thing, but they expressed concern about what 150 units of tract apartment housing would look like on this parcel. As such, the Council agreed to bring some design review into the Special Use Zone, as well as limiting the existing multi-family allowance in the district to senior / assisted-living facilities. Mr. Thomas said that he would have a proposal along those lines ready for the September 4th Council Meeting. The amount of traffic created by a 150 unit senior / assisted-living facility was also discussed. While a cut-through road from Washington Highway to the MW&L section of Elmore Street would be ideal, it was decided that is was impractical due to the deep ravine separating the two areas. Member Hancock suggested that any traffic study instead focus on improvements to the intersections of Washington Highway with Maple St., Congress St., and Randolph Rd.

Discussion: 2018 Legislative Body hearings on the proposed zoning changes – The Council agreed to schedule their next meeting on August 27th so Council members could attend the Selectboard zoning change hearing. The August 21st hearing is cancelled.

Prior meeting minutes – Quorum issues prevented the May 15th meeting minutes from being voted. Upon a motion made by Member Goldstein, the July 17th meeting minutes were approved by a vote of 4-0, with Member Snipp abstaining.

The meeting adjourned at 7:15 PM, submitted by Todd Thomas, Planning Director