

Morristown/Morrisville Planning Council
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Meeting Minutes of August 4, 2015

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

Planning Council Members Absent: Andrea Beeman & Tom Snipp

Staff: Planning Director Todd Thomas

Guests: Richard "Buckwheat" Lowe, Tyler Hirschak, Jen Moody & Conservation Commission Chair Ron Stancliff

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.

Approve prior meeting minutes – Member Paine to approve the July 21 meeting minutes. The motion was affirmed by a vote of 4-0-1 with Member Struhsacker abstaining.

Discussion: (agenda addendum) E. High Street zoning question – Jen Moody of Blackbird Wellness appeared before the Council to ask if they would consider a zoning change for her business to relocate to E. High Street. Mr. Thomas said this area was currently zoned Medium Density Residential. She explained that MoCo would be pushing her out of her current place of business on Pleasant Street within the year. Planning Council members did not favor a zoning change for E. High St. They instead suggested that Ms. Moody look into purchasing the Kiely house on Park Street. Member Hancock said that the Kiely house on Park Street seem to fit her business needs, including available barn space for yoga classes and that the zoning for this property was already correct. Ms. Moody thanked the Council for its time and input.

Discussion: Conservation Commission Survey – Conservation Commission Chair Ron Stancliff appeared before the Council and shared a survey that was distributed at Town Meeting. After having Council Members and members of the audience complete the survey, Mr. Stancliff shared the survey results. Council Members discussed some of the highly rated survey results and asked Mr. Stancliff to email the results to Mr. Thomas so he could share them with the Council. The Council thanked Mr. Stancliff for the survey and resultant information.

Discussion: Final Review of proposed zoning changes – Mr. Thomas led the Council through the proposed 96 page zoning change package, which was advertised for a seven o'clock hearing on August 25th. Mr. Thomas explained that the recent changes made the Town Plan regarding the Green Mountain Arena Parcels were included within the proposed zoning change. Resident Buckwheat Lowe suggested changes to the revised landscaping bylaw. A lengthy discussion ensued that resulted in the landscaping bylaw being moved from §600 for Conditional Uses to §500 for Site Plan Review, which would ensure that projects that do not require Conditional Use still have landscaping

requirements to meet. Discussion also took place regarding whether the Commercial Zone should allow Class 2 and Class 3 development, or be returned to Class 1 development only (which had historically been the case before the 2012 zoning change). Mr. Thomas recommended that the Commercial Zone be required to have Class 1 development as it was almost fully within the Sewer Service Management Area. Member Hancock moved to change the landscape requirement from §600 to §500 and to allow Class 1 development only in the Commercial Zone. The motion was affirmed by a vote of 5 to 0. Mr. Thomas explained that the planning hearing was already warned without these changes but that he would make these changes after the planning hearing and that the legislative bodies would receive an updated zoning proposal that included said changes.

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