Morristown/Morrisville Planning Council

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Meeting Minutes of Tuesday 28 July 2020

Council Members Present:, Steven Foster, Etienne Hancock (Chair), and Tom Snipp
Council Members Absent: Allen Van Anda, and Joshua Goldstein,
Guests: Graham Mink, Conservation Commission Chair Ron Stancliff, and Grant Wieler
Staff: Planning Director Todd Thomas

Call to Order: Chair Hancock called the meeting to order under the tent adjacent to the Clubhouse at 441 Copley Country Club Road at approximately 6:05 P.M.

Prior meeting minutes – Approval of the July 7th minutes was tabled due to quorum.

Discuss: Fairwood Parkway neighborhood rezoning – Zoning Administrator Thomas, as requested at the prior Council meeting, proposed a map revision that downzoned the greater Fairwood Parkway neighborhood from the Medium to the Low Density zone. Graham Mink said that pending state legislative efforts would obviate these exclusionary zoning efforts. He also asked the Council to return the Dwelling Unit Multi-Family use to the Medium Density Residential Zone. Chair Hancock responded that there were no plans to consider that change. Chair Hancock moved to include the rezoning of the Fairwood Parkway neighborhood, as shown on the amended zoning map including in the meeting package, in the 2021 zoning change. A vote of 3-0 affirmed the motion. Mr. Stancliff asked for this zoning change to proceed immediately. Member Foster explained that the Council updates its rules annually, and has been historically disinclined to fast-track individual zoning changes, especially with the 2020 zoning change still pending.

Discuss: 2020 Zoning change hearing – Mr. Thomas reminded everyone that the warned Legislative Body public hearings for the 2020 zoning change will take place on Wednesday August 19th (Village Trustees) and on Tuesday September 8th (Selectboard).

Discuss: Elmore Mtn Foothill downzoning – Conservation Commission Chair Ron Stancliff spoke to his proposal to require 10 acre minimum lot sizes to protect the steep slopes on the Morrisville side of Elmore Mountain. Chair Hancock said that he would like the Conservation Commission to approve a written statement that provided a purpose for the requested rezoning. Mr. Thomas offered an alternative to achieve similar steep slope protection, by simply amending section 340 of the Zoning Bylaw. Graham Mink said that he was opposed to requiring larger minimum lot sizes, especially minimum lot sizes of 10 acres. It was decided that, for the next meeting, Mr. Thomas would (1) create an excel table listing what peer and surrounding communities require for rural minimum lot sizes, (2) include how these communities regulate steep slopes, and (3) summarize this ongoing larger lot size discussion from previous meetings. It was also decided that the Board would conduct a site visit to the Goddard Nisbet Road at their next meeting.

The meeting adjourned at 7:00 PM, submitted by Todd Thomas, Planning Director