

Morristown/Morrisville Planning Council

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Meeting Minutes of 17 July 2018

Council Members Present: Allen Van Anda, Joshua Goldstein, Linda Greaves, Paul Griswold (Chair), and Etienne Hancock

Council Members Absent: Max Paine, and Tom Snipp

Guests: Jeal Breckenridge, John McQueen, Bob Heanue, Judy Nepveu, Sharon Rowell, George Bambara, Jeff Manosh, Alison Link, and Lyndon Burkholder

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 St at approximately 6:00 P.M.

Public Hearing: 2018 proposed zoning bylaw change package — Mr. Thomas

presented the following zoning changes that were publicly warned for the evening.

- a. §204 Revise variance language (from §406) and Waiver language, add Waiver criteria
- b. §205 Central Business: Change short term housing uses, change special/additional requirements
- c. §210 Commercial: Change short term housing uses, delete PUD use, make area requirements non-use specific, change additional requirements
- d. §215 Business Enterprise: Change short term housing uses, make area requirements non-use specific
- e. §225 Mixed Office Residential: Delete zone as it is becoming zoned Medium Density Res.
- f. §230 Industrial: Change short term housing uses, reduce minimum lot width, add special requirements
- g. §235 Special Use: Change short term housing uses
- h. §245 High Density Residential: Change short term housing uses, change single-family and shelter uses
- i. §250 Medium Density Res: Change short term housing uses
- j. §255 Low Density Res: Change short term housing uses
- k. §260 Rural Res. Ag: Change short term housing uses, make Class 4 road development conditional
- l. §270 Airport Business: Delete zone as it is becoming zoned Industrial
- m. §323 Flood Zone: regulate the bottom floor of structures within 100 feet of a designated flood zone
- n. §400 Permits: Make minor site plan time and submittal changes, and remove marijuana prohibition
- o. §405 Lot requirements: Clarify language for adjacent non-conforming lots
- p. §410-415 Home Occupation & Business: Make minor changes to Home Occupation & Business rules
- q. §422 Required frontage & access: make minor changes including 20 wide ROW allowed for a house
- r. §425 Fences: Allow a fence in a front yard to have a height of up to 4' instead of up to 2'
- s. §453 Parking: Make corresponding parking minimum changes for short term housing use changes
- t. §470 Signs: Housekeeping changes, emphasis of temporary sign ban
- u. §500 Site Plan: Delete local stormwater requirements and make minor landscaping changes
- v. §510 PUD: Make minor resource changes to conservation subdivisions, and add a density carrot

- w. §640 Appeals: Delete appeal, variance, and interested party language being duplicated from statute
- x. §700 Subdivisions: Housekeeping changes, and making minor subdivisions 2 new lots instead of 1
- y. §900 Definitions: Housekeeping & for sharing economy changes: Delete Transient Lodging Facility use and create new Hotel, Inn or Motel, Lodging or Room Houses, and Owner Occupied uses
- z. §1000-§1120 Zoning District Boundaries: make various district boundary changes, including housekeeping changes in the CB, SSMA, and COM Zones, folding the Airport Zone into the IND Zone, adding the LDR Zone to the Sunset & Langdell areas and adding the HDR Zone to the portion of the MDR Zone north of Union Street.

The Council, and the audience in attendance, were receptive to the proposed zoning changes, noting the following discussion and minor resultant changes (as compared to the warning).

1. Thanks to a public comment from John McQueen of Park Street, the Council decided not to merge the Mixed Office Residential Zone into the Medium Density Residential Zone. It was instead decided to simply eliminate the multi-family residential use from the Mixed Office Residential Zone.
2. Thanks to public comments from Judy Nepveu and Alison Link, it was decided that the elimination of the marijuana dispensary prohibition would not move forward. Mr. Thomas explained that dispensaries are still prohibited by State law, and that removing the local dispensary ban was just a house keeping change. Member Van Anda said that he was in favor of removing a local law if it served no purpose. The rest of the Council decided however to not move forward with removing the dispensary ban, as doing so could be sensationalized by the press again and/or send the wrong message to the youth of the community.
3. Sharon Rowell asked the Council to change the density of the Special Use Zone back to what it was two years ago, as that extra density was desired by a developer who was interested in the 13.8 acre piece of Greaves Farm located in the village. The Council decided that it would prefer to deal with this request as part of its August agenda versus having to re-warn the evening's zoning change package.
4. Jeff Manosh asked Mr. Thomas to clarify if the Houle's duplex and septic lot on Sunset Drive was in the Commercial or the Low Density Residential Zone.

Upon a motion made by Member Hancock, the Council voted unanimously to send the warned zoning changes to the Selectboard and Trustees for approval, with the revised Mixed Office Residential Zone, and not moving forward with deleting the marijuana dispensary prohibition.

The meeting adjourned at 7:20 PM, submitted by Todd Thomas, Planning Director