

Morristown/Morrisville Planning Council
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Meeting Minutes of Tuesday 23 June 2020

Council Members Present: Allen Van Anda, Steven Foster, Joshua Goldstein, Etienne Hancock (Chair), and Tom Snipp

Council Members Absent: None

Guests: Conservation Commission Chair Ron Stancliff, Denise Trombley, and Sharon Rowell

Staff: Planning Director Todd Thomas

Call to Order: Chair Hancock called the meeting to order in the Community Meeting Room of the Old Tegu Theatre, 43 Portland Street, at approximately 6:02 P.M.

Prior meeting minutes – Member Foster moved to approve the March 10th meeting minutes. A vote of 5-0 affirmed the motion. Member Foster moved to approve the March 24th meeting minutes. A vote of 5-0 affirmed the motion.

Public hearing: 2020 Zoning change hearing – Mr. Thomas walked the Planning Council and the public in attendance through the following warned zoning changes:

- a. §204.4 Increase maximum waiver allowance from 15% to 25% and update criteria language. *This change was opposed by Ron Stancliff, but supported by Denise Trombley. Member Van Anda ended the discussion of this item by pointing out that this change was directed by the Selectboard.*
- b. §204.5a Revise “use matrix” to add the Firewood Processing use & Recreation use to IND Zone. *At the request of Sharon Rowell, Mr. Thomas explained the proposed regulation and limitation for Firewood Processing.*
- c. §204.5a Revise “use matrix” for Health Care use in the Hospital Zone from Cond. to Permitted
- d. §204.5a Change definition of Lodging or Rooming House to Short-Term Housing
- e. §204.5b Change Minimum Lot Size in the Commercial zone to 10,000 ft²
- f. §206 Housekeeping and add front porch requirement for certain multi-family & commercial uses
- g. §207 Increase maximum front setback allowance & change historic preservation criteria
- h. §323 Only require free-board for substantial improvements in the flood hazard area
- i. §344 Change to only regulate development lot, not soils and drainage of adjoining properties
- j. §401.1 Restate permit exemptions found elsewhere in the definition of Structure
- k. §402.1 Tie permit expiration language to the approved permit use changing. The Council decided to change the verb in this section of the Bylaw to “may” from “shall.”
- l. §404 Housekeeping for Other Permits and Regulations regarding Act 250
- m. §405.4 Delete second reference to “Lot Line Setbacks” from 405.2, see definition of Structure
- n. §422.c Clarify that 20 foot right-of-way allowance can be used for 2 single-family homes or 1 duplex
- o. §423.4 Alter the way accessory apartment size is calculated. *Mr. Thomas said that this change was largely de minimis, but made the calculation easier for all parties.*
- p. §451 Housekeeping changes to clarify submittal requirements for parking waiver

- q. §453 Minimum parking ratio changes for CB & HDR Zones & name change for short-term rentals. *Mr. Thomas noted a letter received by Engineer Mumley requesting that this change be added to multi-family uses in the COM Zone as well. The Council did not find this letter compelling, and decided to proceed with the parking ratio changes as proposed.*
- r. §470 Alter permit process for signs, housekeeping, including clarifying prohibited signs
- s. §485.8 Allows DRB to consider extension of a non-conforming gravel operation. The Council discussed if this change was necessary, but decided to proceed as proposed.
- t. §490 Add limited lighting exemption for public art on public property. *Ms. Rowell said she opposed this change due to light pollution concerns. Member Goldstein pointed out how limited this allowance was written (public art on public property). The Council agreed by consensus that the allowance was limited, and allowed this zoning change to proceed provided that lighting for this art was tied to the existing 10pm shutoff provision for sign illumination.*
- u. §505 Housekeeping changes for landscaping standards
- v. §510 Make various changes to conservation subdivision purposes & open space requirements. *The Council discussed the changes, and the related letter received earlier in the day from Act 250. The Council decided that the Village Trustees should discuss and make the decision on this issue as they were the most impacted party (via the sewer plant permit).*
- w. §622 Increase zoning fines to mesh with current State statute
- x. §635.6 Delete affordability requirement for on-site property manager housing
- y. §840.3 Remove arbitrariness of sewer line expansions, tie to the sewer ordinance distance
- z. §900 Definitions: Housekeeping change for the Home Business definition, Subdivision definition, and Sale of Goods Produced On-Site definition, Setback definition, clarify the Building Height definition, change Lodging or Rooming House definition and rename it Short-Term Rentals, add Firewood Processing definition, & delete unnecessary definition for Open Space
- aa. §1000 Housekeeping for Low Density Residential Zone along Meadow Drive. *Mr. Thomas explained that this change would make the district description match the zoning map.*

At the conclusion of the discussion, Member Goldstein moved to approve the zoning as warned with the aforementioned changes to Section 402.1 and Section 490. A vote of 5-0 affirmed the motion.

The meeting adjourned at 7:40 PM, submitted by Todd Thomas, Planning Director