

**Morristown/Morrisville Planning Council**  
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**Meeting Minutes of Tuesday 22 June 2021**

**Council Members present:** Allen Van Anda, Steven Foster, Joshua Goldstein, and Tom Snipp

**Council Members absent:** Etienne Hancock (Chair)

**Guests present:** Development Review Board Member Laura Streets, Engineer Tyler Mumley, Conservation Commission Members Kristen Connolly and Ron Stancliff

**Staff:** Planning Director Todd Thomas

**Call to Order:** Vice Chair Snipp called the meeting to order under the large white tent adjacent to the Copley Country Club Clubhouse at approximately 5:05 P.M.

**Prior meeting minutes** – Approval of the June 8<sup>th</sup> meeting minutes was tabled due to quorum issues.

**Discuss: Zoning for campers & storage trailers** – Development Review Board Member Laura Streets was again present and explained that her neighborhood was having issues with people living in campers, and that the current zoning that regulated this use was not practically enforceable. She added that she had spoken to Ryan McCall, the State Environmental Enforcement Officer for our area, about this issue. Planning Director Thomas presented the corresponding rewrite of the zoning bylaw that regulated storage trailers and campers. Mr. Thomas also shared a public comment on the proposal written by DRB Vice Chair Chris Wiltshire. The Council Members, agreeing that the proposal was too strict, directed Mr. Thomas to make additional revisions to the language. Acting Chair Snipp moved that the bylaw changes should be further revised to include the following language:

Campers shall not be used as sleeping quarters for more than 20 days per year without a permit. The Zoning Administrator may approve a permit to use a camper as living quarters for more than 20 days per year only during the ongoing construction of a permitted dwelling unit on the same parcel.

The motion was approved by a vote of 4-0. Mr. Thomas said he would make these changes as directed, and include them as part of the next zoning change.

**Discuss: Conservation Commission steep slope regulation proposal** – Conservation Commission Members Kristen Connolly and Ron Stancliff appeared before the Council regarding revisions to the Conservation Commission's alternative approach to steep slope regulation that was discussed at the previous Council meeting. Member Foster asked Mr. Thomas to add a sentence to the proposed language that allowed State LIDAR Data, or in-field topography, to override ANR's more general steep slope mapping. Mr. Thomas said he would do this. Engineer Tyler Mumley said that the Conservation Commission's proposed prohibition of any development on slopes of 30% or more is much too strict. Member Goldstein and Member Foster agreed. Member Van Anda disagreed and said that he wants to protect visual impacts on steep hillsides like nearby Elmore Mountain. Acting Chair Snipp moved to approve the Conservation Commission steep slope zoning

proposal as submitted, with the exception of allowing for the use of State LIDAR Data, or in-field topography, to override ANR's more general steep slope mapping, and not moving forward with Section D of the Conservation Commission proposal that prohibited development on slopes of 30% or more. The motion was approved by a vote of 4-0.

**Continued Public Hearing: 2020-2030 Town Plan comments** – Mr. Thomas said that the only language changes submitted for the ongoing Town Plan hearing were for the aforementioned steep slope language. The Council by consensus, agreed to the steep slope addition to the Town Plan that matches the zoning proposal that was just discussed.

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The meeting adjourned at 6:25 PM, submitted by Todd Thomas, Planning Director