

Morristown/Morrisville Planning Council
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Meeting Minutes of Tuesday 8 June 2021

Council Members present: Allen Van Anda, Steven Foster, and Etienne Hancock -Chair

Council Members absent: Joshua Goldstein, and Tom Snipp

Guests present: Development Review Board Member Laura Streets, Nancy Lemieux, Al Morrison, Village Trustee Bob Heanue, Conservation Commission Members Kristen Connolly and Ron Stancliff

Staff: Planning Director Todd Thomas

Call to Order: Chair Hancock called the meeting to order adjacent to the veranda of Copley Country Club at approximately 5:05 P.M.

Prior meeting minutes – Member Van Anda moved to approve the May 25th meeting minutes as proposed. A vote of 3-0 affirmed the motion.

Discuss: Future Planning Council meeting locations – Planning Director Thomas said that the Town Administrator expressed a preference for the Planning Council to start meeting back inside the Town Offices now that the pandemic was winding down. Chair Hancock noted that the Copley Country Club property and clubhouse building was municipally owned, just like the Town Offices. Member Van Anda said that public participation had clearly increased since the planning meetings were moved up to the Village's golf course property. The audience was polled if they would rather be meeting inside the town offices, versus the current open-air meeting at the golf course. The audience unanimously said they preferred the current outdoor meeting location. Development Review Board Member Laura Streets added that she thought the DRB should be holding meetings outdoors in the good weather as well. Member Foster moved to maintain the current Council meeting location of adjacent to the clubhouse of Copley Country Club for the foreseeable future. The motion was approved by a vote of 3-0.

Discuss: Zoning for campers & storage trailers – Development Review Board Member Laura Streets 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 the current zoning, with its 30-day, per year, allowance to live in a camper required neighbors to spy on, and track, what their neighbors were doing with their campers. Mr. Thomas agreed that it was not reasonable to expect the Zoning Administrator to hold stake-outs to track when campers were being slept for 30 plus nights in at various locations all over town. He added that young couples often use a camper as temporarily living quarters while they build their house. Chair Hancock said that he would like to codify that current practice in the zoning rules. Ms. Streets asked the Council to rewrite the zoning for campers so that a permit would be required in order for them to be lived or slept in, thereby eliminating the current 30-day exemption. Al Morrison said that the current bylaw should be rewritten so he can legally park his camper in his driveway. Mr. Thomas said he could accomplish this driveway language change quite easily. Campers complying with State WW requirements was also discussed

as not being within local zoning's purview. Member Foster said he understood the issue in Ms. Streets' neighborhood, but he struggled with the idea of telling a landowner that he could not spend the night in his camper on his/her (hypothetical) large lot that was outside the view of adjacent residences. Mr. Thomas was asked to look at how some peer communities regulate people living in campers. He was also asked to inquire from the Town Assessor if campers were in fact tax exempt, and if it was possible to tax them if they were lived in, especially if a permit was required because the camper would be in place for a longer period while a house was being built (as an example). Mr. Thomas said he would do as much, and propose some changes to the existing zoning bylaw for the next Council meeting.

Discuss: Conservation Commission steep slope regulation proposal – Conservation Commission Members Kristen Connolly and Ron Stancliff appeared before the Council proposing revisions to the alternative approach to steep slope regulation that was discussed at the previous Council meeting. The Council agreed that three-part approach to regulating steep slopes decided at the last meeting (where development on 20%-24.9% slopes could be approved administratively, development on slopes of 25% to 29.9% would need Development Review Board approval, and development on slopes of 30% or more would be prohibited) was correctly presented in the submitted draft. The Council decided that the two introductory paragraphs written by the Conservation Commission for this meeting should be moved into the Town Plan, and that Ms. Connolly would work with Mr. Thomas to include sections A through D in the second page of the proposal in the Zoning Bylaws' Environmental Resource Area regulations. Member Foster said that he was opposed to Section D. As a result, it was agreed that just Sections A through C would move forward as a potential zoning change. Mr. Thomas said that he would have such a re-write available for the next Council meeting.

Continued Public Hearing: 2020-2030 Town Plan comments – Mr. Thomas said that there were no Town Plan language changes, or comments, submitted for the continued Town Plan hearing.

The meeting adjourned at 6:50 PM, submitted by Todd Thomas, Planning Director