

Morristown/Morrisville Planning Council

PO Box 748 / Morrisville, VT 05661

Phone (802) 888-6373

Meeting Minutes of June 7, 2016

Planning Council Members Present: Andrea Beeman, Paul Griswold (Chair), Etienne Hancock, Yvette Mason & Mark Struhsacker

Planning Council Members Absent: Max Paine & Tom Snipp

Staff: Planning Director Todd Thomas

Guests: Arnold Piper, Judy Nepveu, Susan Nepveu, Bob Heanue and Anne Shackett

Call to Order: The meeting was called to order in the Community meeting Room of the Town Offices at 43 Portland Street at approximately 7:00 P.M. Board Members added a discussion regarding the Lamoille County Planning Commission (LCPC) to the agenda by consensus in regard to the May 25th letter sent to all Council Members.

Warned Hearing: Summer 2016 zoning change package – Mr. Thomas led the Council through the proposed changes that would be considered this summer in the following zones:

- a. §205 Central Business: decrease lot size, increase front setback & sidewalk built by others provision
- b. §215 Business Enterprise: add Warehouse & Storage use & equalize lot size and density
- c. §225 Mixed Office Residential: equalize lot size and density & make dimensional changes
- d. §230 Industrial: add Public Offices and Facilities use for Old Creamery Rd & reduce setbacks
- e. §235 Special Use / Hospital: equalize lot size & density, reduce side setback, add Transient Lodging Facility use
- f. §245 High Density Residential: equalize lot size and density & make dimensional changes
- g. §250 Medium Density Residential: equalize lot size & density, change dimensions & remove multi-family use
- h. §255 Low Density Residential: equalize lot size & density, change dimensions & remove multi-family res use
- i. §260 Rural Residential Agricultural: Move two-family residential from permitted to conditional use
- j. §270 Airport Business: family child care facility from conditional to permitted & add Warehouse & Storage Facility use
- k. §280 Innovation Zone: Add Sexually Oriented Businesses to Innovation Zone
- l. §426.2 Ponds: amend pond bylaw to allow some flexibility when a pond is above a town road
- m. §430 Non-Conformities: change existing 1 year “use it or lose it” policy to 5 years for foreclosures
- n. §440 Clean-up building site: add bylaw restricting buildings left open to elements & broken windows
- o. §483 Motor Vehicle Repair Facilities: prohibit discarded tires from being visible from a public road
- p. §502 Site Plan: minor revisions to site plan submittals & survey requirement for multi-family residential
- q. §510 PUD: make minor Planning Council directed changes to the conservation subdivision bylaw
- r. §639.3g: amend existing landscaping requirements to require large solar farm screening
- s. §660: Add more robust Local Act 250 Review bylaw for Agency of Commerce & Comm. Develop.

- t. Definitions: add definitions for Sexually Oriented Business & Shelter & revise definitions for Home Business (by eliminating auto repair as an eligible home business) and Transient Lodging Facility (establishes exempt thresholds for renting rooms in the sharing economy)
- u. §1000-§1140: make various district boundary changes, including adding the Puffer Block on Upper Main Street into the Central Business Zone, expanding a small piece of the Commercial Zone onto the Cheng property across from Rock Art Brewery, add Village-like zoning to the Cadys Falls and Morristown Corners neighborhoods for the first time & various housekeeping items where the Truck Route impacting zoning boundaries.

The Council preliminarily approved of all the proposed zoning changes with the following exceptions:

1. The Council declined to add the Warehouse and Storage Facility use to the Business Enterprise Zone. Planning Director Thomas said that the former Green Mtn Arena Building was being used by Garret Hirschak for storage and adding the Warehouse and Storage Facility use to that zone was needed for this activity. Council members were displeased that this building was not being used as a permitted Auction Facility after all the consternation to get the zoning changed for that use. Upon a motion made by Member Beeman, the proposed Warehouse and Storage Facility use was eliminated from the Business Enterprise Zone. The motion was affirmed by a vote of 3-2.
2. With the Green Mtn Arena building not being used, Member Beeman lamented the dearth of recreational facilities for the youth of this community. She said that she wanted the Outdoor Recreation Facility use was added to all zones and the Indoor Recreation Facility added to the Airport Business Zone. Mr. Thomas said that he would do as such for the next zoning change, as these issues were not warned for this zoning change.
3. The Multi-Family Residential use was proposed to be eliminated from the Medium Density Residential Zone. Mr. Thomas said that he had heard from developers that were opposed to deleting this use, as it would hurt the availability of affordable housing in the village. The Council therefore decided to keep Multi-Family Residential use in the Medium Density Residential Zone by consensus even though there was some confusion regarding this item.
4. The proposed restriction on motor vehicle service station tire piles being visible from a public road did not move forward.

The Council also spoke about the proposed extension of the Central Business Zone along the Upper Main Street. The zone expansion was unchanged so that the south side of the street remained not included in this very modest zoning expansion. Judy Nepveu made comments regarding the proposed definition for Shelter.

Discussion: LCPC – Council Members discussed the May 25th letter sent to them by the Executive Director of LCPC. Members expressed concern regarding LCPC staff recommendation to not send a letter of support for the renewal of Morrisville's designated downtown.

Approve prior meeting minutes – Member Struhsacker moved to approve the May 3, 2016 minutes. A vote of 4-0-1 affirmed the motion with Member Mason abstaining.

The meeting adjourned at 9:10 PM – submitted by Todd Thomas, Planning Director