

Morristown/Morrisville Planning Council
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Meeting Minutes of Tuesday 24 May 2022

Council Members present:, Joshua Goldstein (via phone), Etienne Hancock (Chair), and Tom Snipp

Council Members absent: Steven Foster

Guests present: Conservation Commission Co-Chairs Ron Stancliff & Kristen Connolly, Tim Magee, John Meyer, Graham Mink, and Jennifer Faith

Staff: Planning Director Todd Thomas

Call to Order: Chair Hancock called the meeting to order on the veranda of the clubhouse at Copley Country Club at approximately 6:00 P.M.

Prior meeting minutes – Member Snipp moved to approve the May 10th meeting minutes. A vote of 3-0 affirmed the motion.

Discuss: Conservation Commission regarding the Conservation Subdivision Bylaw – Conservation Commission Co-Chairs Ron Stancliff & Kristen Connolly appeared before the Council asking for environmentally sensitive and otherwise unbuildable areas to be subtracted from the allowed density of building lots during the conservation subdivision process. The upfront soft costs of such a proposal were debated by the Council. Mr. Stancliff said that all development projects already pay to delineate the wetlands on their property. Mr. Thomas stated that only 10% or so of development projects that come across his desk have a delineated wetland line. Mr. Thomas said that if the Council was considering reducing development density for the area of the environmental constraints, it would need to do so for the entire Zoning Bylaw, otherwise developers would just avoid using the conservation subdivision bylaw by doing multiple 2-lot at a time minor subdivisions (which was already starting to happen). Ms. Connolly submitted a page of suggested bylaw changes dated 2 March 2022. She also suggested that forest connectivity be added as a goal of the conservation subdivision bylaw. Member Goldstein agreed. It was agreed to give Ms. Connolly more time on a June or July Planning Council meeting to go over her suggested bylaw changes.

Discuss: §207 Historic Preservation Standards – Architect Paul Trudell was unable to attend this planned discussion, so the agenda item was tabled until a June Council meeting.

Discuss: Day Care uses in the Industrial Zone (Diane Cote) – After another discussion on the topic, the Council was unanimous that the Day Care Facility use should be added as a Conditional Use in the Industrial Zone. It was also decided to leave the Day Care Facility use unchanged in the Commercial Zone and in the Rural Residential Zone. Mr. Thomas said that this change would be part of the warned zoning hearings this fall.

Discuss: MDR Zone on Brooklyn St between Rail Trail & Ace Glass – Council Members again discussed a proposed zoning change on lower Brooklyn Street (bounded

by the rail trail on the south and the road into Brooklyn Heights, or Ace Glass, on the north). Graham Mink and Jennifer Hill said that they supported rezoning this section of Brooklyn Street, including the single-family homes on the east side of the street, to High Density Residential (HDR). After some discussion, the Council was unanimous that the west side of Brooklyn Street should be rezoned High Density Residential. After debating if the single-family homes on the east side of the street should be included in the rezoning, it was decided to leave the portion of this area (east of Brooklyn Street) zoned Medium Density Residential for now. Chair Hancock confirmed that the new section of High Density Zoning on Brooklyn Street would fall under the Section 207 Historic Preservation standards. Mr. Thomas said that this was indeed the case. Mr. Thomas said that Architect Paul Trudell would be attending a Planning Council meeting in June to discuss the proposed revisions to Section 207 Historic Preservation zoning. Mr. Thomas reminded the Council that all of the property owners within the aforementioned section of Brooklyn Street were being invited by letter to the June 14th Planning Council meeting to discuss the proposed rezoning.

Discuss: Morrisville/Morristown 2030 Town Plan – Mr. Thomas happily shared that the 2030 Morrisville/Morristown Town Plan had finally been approved by both Legislative Bodies.

Prior to adjourning, the Members discussed the open seat on the Planning Council with interested resident John Meyer.

The meeting adjourned at 8:15 PM, submitted by Todd Thomas, Planning Director