

Morristown/Morrisville Planning Council
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Meeting Minutes of Tuesday 10 May 2022

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

Council Members absent:

Guests present: Conservation Commission Co-Chair Ron Stancliff, Tim Magee, Jennifer Faith, Dan McLaughlin, Diane and Marc Cote

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 Foster moved to approve the April 26th meeting minutes. A vote of 4-0 affirmed the motion.

Discuss: Day Care uses in the Industrial Zone (Diane Cote) – Diane and Marc Cote appeared before the Council to question why the Day Care use was not allowed in the Industrial Zone. Mr. Thomas explained that he denied a day care from going into the Cote Family's property on Cadys Falls Road earlier this month, as well as the open office space next to Morrisville House of Pizza at Mountain View Plaza. Member Foster opined that given the shortage of day care services, he would add this use to both the Industrial Zone and the Rural Residential Agricultural (RRA) Zone. The Board was unanimous in its initial agreement that the Day Care use should be added to the Industrial Zone, but the Members were split on if this use should be allowed in the RRA Zone. It was agreed that this RRA allowance question would be decided at the next Council meeting, in addition to if the Day Care use should be a Permitted or Conditional use in the Industrial Zone.

Discuss: MDR Zone on Brooklyn St between Rail Trail & Ace Glass – Council Members discussed the site walk that was conducted at the last meeting of lower Brooklyn Street (bounded by the rail trail on the south and the road into Brooklyn Heights, or Ace Glass, on the north). Mr. Thomas explained how a compromise at a Selectboard zoning change hearing in 2018 resulted in inadvertently taking away the Dwelling Unit Multi-Family residential use from this section of the Brooklyn Street (even though all but two structures on the west side of the street were already multi-family and were all now non-conforming). There was consensus from the Council that a zoning change was needed for the west side of the section of the street. The Council debated if the single-family homes on the east side of the street should be included in the rezoning. Chair Hancock said that a zoning change to High Density Residential would likely result in all the buildings in the rezoned area eventually being razed for new development. Member Foster asked Mr. Thomas to conduct a buildout analysis for both sides of this section of Brooklyn Street. He also asked Mr. Thomas to speak with the Fire Chief to see if he had any concerns with more intense development in this area. Mr. Thomas clarified if he should assume High Density Residential to be the new zone for this area in his build-out analysis. Council Members debated which zone, what density, and what

setbacks would be most appropriate for this section of Brooklyn Street. Member Goldstein argued that the Commercial Zone should not be applied to this area so business would not sprawl further down to this part of Brooklyn Street. All Council Members agreed that this portion of Brooklyn Street should fall under the new Section 207 Historic Preservation requirements if a rezoning was to take place. Member Foster clarified that it was only fair to treat this section of Brooklyn Street the same way that Jersey Heights is being treated on the opposite side of the village and Route 100. Mr. Thomas said that Architect Paul Trudell would be attending the May 24th Planning Council meeting to discuss the proposed revisions to Section 207 Historic Preservation zoning. Mr. Thomas was asked to invite all of the property owners within the section of Brooklyn Street that was potentially being rezoned to the June 14th Planning Council meeting.

Discuss: Rules for Jointly Appointed Boards and Committees – Mr. Thomas informed the Council that both the Selectboard and Village Trustees would discuss changing the recently agreed to prohibition of non-Town residents serving on the Planning Council and DRB at their next meetings. He encouraged impacted Council Members to attend these two meetings during the week of May 16th.

Discuss: Morrisville/Morristown 2030 Town Plan – Mr. Thomas said that both the Selectboard and Village Trustees made it through their Town Plan public hearings during the previous week without making changes to the plan. He explained that, as such, votes to approve the Town Plan, or not, would take place on May 16th (Selectboard) and May 18th (Trustees). Council Members were encouraged to attend these upcoming meetings.

Prior to adjourning, the Members discussed the open seat on the Council with interested resident Tim Magee.

The meeting adjourned at 7:30 PM, submitted by Todd Thomas, Planning Director