

Morristown/Morrisville Planning Council
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Meeting Minutes of Tuesday 26 April 2022

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

Council Members absent:

Guests present: Conservation Commission Co-Chair Ron Stancliff, Development Review Board Member Laura Streets, Jennifer Faith, and William Reen

Staff: Planning Director Todd Thomas

Call to Order: Chair Hancock called the meeting to order in the Community Room of the Old Tegu Theatre at approximately 5:00 P.M.

Prior meeting minutes – Member Snipp moved to approve the April 12th minutes. A vote of 5-0 affirmed the motion.

Agenda Addendum: Rules for Jointly Appointed Boards and Committees – At the request of Member Van Anda, Mr. Thomas informed the Council that both the Selectboard and Trustees recently agreed to limit Planning Council and DRB membership to town or village residents. It was discussed that this new part of the Selectboard's and DRB's Rules for Jointly Appointed Boards and Committees would mean that Member Van Anda, Member Goldstein, (and possibly Member Foster) would be ineligible to be reappointed to the Planning Council. Member Van Anda left the room after saying that he was resigning from the Planning Council. Closing out the discussion, the remaining Council Members discussed if it would be prudent to attend the next Selectboard and Village Trustee meetings to discuss the new "joint rules" and the ramifications thereof in greater detail.

Discuss: Morrisville/Morristown 2030 Town Plan – Mr. Thomas said that the Selectboard, at the request of the Lamoille County Regional Planning Commission, may consider making additional changes to the Town Plan at its next meeting. Council Members said they were opposed to any additional edits being made to the Town Plan so the scheduled May 2nd (Selectboard) and May 4th (Village Trustees) public hearings could take place, and the plan could finally be approved later in the month.

Discuss: Complete Jersey Heights / LaPorte Road sidewalk in 2023 – Mr. Thomas provided the Planning Council with the good news that the Selectboard recently agreed to move forward with a \$200,000 Town Meeting ballot item to fill the sidewalk gaps that would be left this summer after housing construction projects were completed on Jersey Heights and LaPorte Road. Mr. Thomas noted that the Selectboard's approval motion included adding the cost of a pedestrian activated rapid response flashing light at the crosswalk where the sidewalk crosses Jersey Heights.

Site Walk: MDR Zone on Brooklyn Street by the Faith Funeral Home – Mr. Thomas led the Council Members, Development Review Board Member Laura Streets, and

Jennifer Faith on a site walk of lower Brooklyn Street (bounded by the rail trail on the south and the road into Brooklyn Heights on the north). It was discussed how the participation of Fairwood Parkway residents in a Selectboard zoning change hearing in 2018 resulted in the zoning that inadvertently took 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). It was also noted that the all structures on the east side of this part of Brooklyn Street were conforming single-family homes. Ms. Faith said that it was unfair that her funeral home could not be used residentially as more than a duplex under the current zoning when Demars Properties had a 6-unit apartment complex next to her, and Brooklyn Heights and Fenimore Street (to the rear of her property) were each 30 plus unit multi-family residential developments. The Council by consensus, agreed that a zoning change for this area was likely needed. Neighboring property owner William Reen, who joined the site walk midway through, said he supported a multi-family zoning change for this neighborhood. Chair Hancock said that a zoning change to High Density Residential would likely result in all the buildings in the new zone being razed by new development. Ms. Faith was invited to the May 10th Planning Council meeting where the zoning for this area would be discussed in more detail. Mr. Thomas said he would send an invitation letter to the other property owners in this area for the May 10th meeting.

The meeting adjourned at 7:15 PM, submitted by Todd Thomas, Planning Director