

Morristown/Morrisville Housing Committee
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Meeting Minutes of Thursday 6 April 2023

Committee Members present: Bob Bortree, Steve Foster, Planning Council Member Joshua Goldstein (via phone), Yvette Mason, Selectperson Judy Bickford, Donna Sherlaw, & Selectperson Laura Streets

Committee Members absent:

Guests present: Ron Stancliff

Staff: Planning Director Todd Thomas

Call to Order: The meeting was called to order in the Community Meeting Room of the Town Offices, 43 Portland Street in Morrisville, at approximately 5:03 P.M.

Discuss: Housing Committee meeting time, location, and schedule – After some discussion, the Housing Committee decided to meet on the first Thursday of each month from 5 P.M. to 6:00 P.M. at the Town Offices. Committee members committed to a schedule where the Housing Committee's final report and recommendations will be submitted to the Planning Council, Selectboard, and Village Trustees this fall (hopefully in time to be included in the 2023 zoning change process).

Discuss: Introduction and charge – Committee Members reviewed the Town Plan language that supported the creation of a Housing Committee, the Planning Council's letter urging the creation of such, and the Selectboard's motion to form this committee. Committee Members expressed the goal that they hoped to accomplish while serving on this committee. These goals were as follows:

Member Bortree – Promote policies that help create affordable single-family homes that local residents use as primary housing.

Member Streets & Member Mason – Create more entry level ownership opportunities, such as condos, and small houses.

Member Foster – Create more housing of all forms.

Member Goldstein – The Committee must figure out what local housing needs are before offering solutions.

Member Sherlaw – More low-income, affordable, senior, transitional, and other forms of housing are needed and must be supported.

Member Bickford – Focus on creating more middle-income or missing middle housing, while still supporting the production of all types of housing.

The Committee, at the suggestion of Member Foster, agreed to frame their Housing Committee work product within the framework of 1 objective, 3 strategies, and 5 tactics to achieve the objective. It was agreed upon that the objective would be the Town Plan language of "a housing committee charged with promoting the creation of all forms of new housing, including new affordable housing, and suggesting what incentives might be offered to help developers create more housing in our town." It was also agreed upon that 2 of the 3 strategies would be to increase the density allowed by zoning (ex. smaller lot sizes), and to offer density bonuses to entice developers to enact certain goals that the

committee will establish (smaller homes, more ownership, more affordability, etc.). To help the committee move forward, Mr. Thomas was asked to email out the Lamoille County Housing Needs Assessment that was conducted in 2018, and the State's similar housing studies conducted in 2020. Member Foster asked that AARP's Handbook for Improved Neighborhoods should also be disseminated.

Discuss: Town Plan & Zoning Map – Planning Director Thomas spoke to the Town Plan and the new zoning map. He reminded committee members that any zoning changes that the Housing Committee recommends to create more housing must be included as part of the current Town Plan. Any recommended zoning changes that were not supported by the Town Plan would require it to be updated prior to moving forward with these zoning improvements.

The meeting adjourned at 6:00 PM, submitted by Todd Thomas, Planning Director

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