

Morristown/Morrisville Planning Council
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Meeting Minutes of Tuesday 22 March 2022

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

Council Members absent: Allen Van Anda & Steven Foster

Guests present: Conservation Commission Co-Chair Ron Stancliff, Laura Nepveu, and Bob Porter

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 5:02 P.M.

Prior meeting minutes – Chair Hancock directed that a typo be fixed in the March 8th meeting minutes. Member Goldstein moved to approve the as-revised March 8th meeting minutes. A vote of 3-0 affirmed the motion.

Discuss: Airport Industrial Zone #5 & Business Services Definition – The Planning Council briefly discussed the large industrial park that was planned across from the airport. Specifically, Council Members discussed how comfortable they were with the previously agreed upon change to the Business Services definition that would allow business to business retail sales in the airport area, and other industrial zones. Council Members speculated what kinds of businesses would backfill spaces that may open up in the uptown commercial zone if existing businesses migrated down to the new airport industrial park. It was ultimately decided to table this discussion until all 5 Council Members could be present.

Discuss: Morrisville/Morristown 2030 Town Plan – Planning Director Thomas explained that both the Selectboard and Village Trustees approved the Town Plan edits requested by the Lamoille County Planning Commission. He added that the next Town Plan hearings would take place on and May 2nd (Selectboard) and May 5th (Village Trustees).

Discuss: Proposed sign bylaw changes – Mr. Thomas said the Reed v. Gilbert, Arizona US Supreme Court Decision required that local sign bylaws be content neutral. He explained that it is illegal if the Town's Zoning Bylaws require the Zoning Administrator to have to read a sign in order to determine how to regulate it. As such, Mr. Thomas presented the Council with various edits that made the local regulation of signage content neutral. The Council Members did not request any changes to the proposal, and agreed that it would be included as part of the next zoning change.

Discuss: §207 Historic Preservation Criteria Changes – Mr. Thomas led the Council through significant revisions to the §207 Historic Preservation Criteria of the Zoning Bylaws. Mr. Thomas explained the language he submitted for this evening's discussion only regulated commercial building facades within the Central Business Zone on the following streets: Bridge Street, Portland Street, and Upper and Lower Main Street. After

a long discussion, it was agreed that the proposed scope should be widened so architectural elements (such as trim boards, corner boards, freeze boards, properly proportioned windows, front porches, and no vinyl siding) would be regulated on building facades on the main thoroughfares coming into downtown, and on building facades within the larger downtown area. Mr. Thomas said he would make the requested changes to the §207 Historic Preservation Criteria language, and present the corresponding revisions at the April 12th Council meeting. After a discussion about the unoccupied Norm's Furniture Building at 82 Portland Street, Chair Hancock said that he would inquire with Devin Coleman at the Vermont Division of Historic Preservation about how to word an exemption within the new §207 Historic Preservation Criteria language for approved tax credit projects being undertaken under the direction of the US Department of the Interior's Standards for Rehabilitation. The Council Members also agreed to invite Development Review Board Member and local Architect Paul Trudell to an upcoming planning meeting so he could opine regarding the proposed §207 Historic Preservation Criteria language changes.

The meeting adjourned at 6:35 PM, submitted by Todd Thomas, Planning Director