

Morristown/Morrisville Planning Council
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Meeting Minutes of Tuesday 10 March 2020

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

Council Members Absent: None

Guests: Conservation Commission Chair Ron Stancliff, Christy Flanders, Brent Paine, George Parker, Robert LeFavre, Paul Griswold, Dan McLaughlin, Bob Heanue, Diane & Marc Cote.

Staff: Planning Director Todd Thomas

Call to Order: Chair Hancock called the meeting to order in the Community Meeting Room of the Old Tegu Theatre, 43 Portland Street, at approximately 6:02 P.M.

Prior meeting minutes – Member Foster moved to approve the February 25th meeting minutes. A vote of 4-0-1 affirmed the motion, with Member Goldstein abstaining.

Discuss: Conservation Commission proposal for 10-acre minimum lot size – Ron Stancliff appeared before the Council to discuss the Conservation Commission's proposal for a 10-acre minimum lot size in the area being called the foothill of Elmore Mountain (east of Elmore Mtn Road & southeast of its intersection with Route 12 out to the Elmore town line). He explained that the intent of the proposal was to keep this part of town rural by ensuring that the steep slopes in this area would not developed for additional housing. Mr. Stancliff also shared the results of the Conservation Commission's Town Meeting questionnaire with the Planning Council. Mr. Thomas read letters into the record expressing concern or opposing the proposed move to a 10-acre minimum lot size from the following landowners that would be impacted by this lot size increase: Dave Earley, Joe Garbely, Gary Audy, and Dominick Pistone. In attendance at the meeting, property owners Christy Flanders, Brent Paine, George Parker, Marc Cote, and Robert LeFavre expressed either concern or opposition to the Conservation Commission's 10-acre minimum lot size proposal. Most of these impacted property owners in attendance said they did not have any immediate plans to develop their property, but they would like the option to do so if they ever needed to. Mr. Stancliff thanked these property owners for their feedback. Council Members discussed if a 5-acre minimum lot size might be more feasible. To avoid the appearance / feeling that one neighborhood was being singled out, Mr. Thomas was asked to develop a town-wide criteria of what rural areas might qualify for a larger 5 acre minimum lot size, based on the location of natural features, rural road access, etc., for the April 28th Planning Council meeting.

Discuss: Town Road Policy Letter – Council Members reviewed examples of minimum road requirement cross-sections from various communities. Member Goldstein said that he would rewrite the draft letter to the Selectboard regarding the 2019 changes to the Town Road Policy. Chair Hancock said he would sign the letter, but he wanted it to read as an offer of technical assistance regarding this issue. It was agreed that some of the

Council members would need to attend a future Selectboard meeting to see through any changes to the Town Road Policy.

Discuss: Town Plan Utility & Facility Chapter – The Council reviewed the proposed Utility & Facility Chapter of the Town Plan. A general discussion took place regarding the chapter's plans to add angled parking to Brigham Street, and the chapter's aspirational plan to add a level of parking beneath the current surface of the municipal parking lot on Pleasant Street (with the existing parking surface transformed into a parking deck above the newly submerged parking). A majority of the Council Members decided to add language to this chapter supporting a new fieldhouse for both school and community use. Language in the chapter about changing the Village limits was rewritten to support a study committee for this proposal. Mr. Thomas said he would make the requested changes. He added that the Council would discuss a re-write of the Flood Resiliency Chapter of the Town Plan after the March 24th zoning change public hearing.

Discuss: Preview zoning change warning – Mr. Thomas discussed that he had received very little feedback thus far about the proposed zoning changes.

The meeting adjourned at 7:40 PM, submitted by Todd Thomas, Planning Director