

Morristown/Morrisville Planning Council

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Meeting Minutes of Tuesday 5 March 2019

Council Members Present: Steven Foster, Linda Greaves, Etienne Hancock, Joshua Goldstein, and Tom Snipp

Council Members Absent: Allen Van Anda

Guests: Scott Thompson, Jersey Heights residents: Bob Heanue, Linda & Carl Mandigo, and realtors: Denise Trombley, Dodi Day, Kevin Petrochko,

Staff: Planning Director Todd Thomas

Call to Order: The meeting was called to order in the Upstairs Meeting Room of the Old Tegu Theatre, 43 Portland Street, at approximately 6:05 P.M.

Prior meeting minutes – Member Snipp moved to approve the February 19th meeting minutes. The motion was affirmed by a vote of 4-0-1, with Member Greaves abstaining.

Discuss: Waiver for affordable housing and potential partners – Jim Lovinsky of Lamoille Housing Partnership appeared before the Council to speak about the creation and management of affordable housing units in Lamoille County. Mr. Lovinsky said that the proposed zoning bylaw waiver drafted to encourage the creation of affordable housing was compelling from the perspective of a developer. He suggested that the sunset provision for the affordable units in the draft bylaw be eliminated. The Council agreed. Mr. Lovinsky said that Lamoille Housing Partnership subcontracts the management and compliance with deed restrictions on its 300 plus affordable housing units to Alliance Property Management. The Council, by consensus, was of the opinion that the Town should not be managing or enforcing the deed restrictions for any affordable housing units. Selectwoman Bickford asked Mr. Lovinsky how well kept up the affordable ownership based condo units were in Stowe that Lamoille Housing Partnership manages. Mr. Lovinsky said that these units were exceedingly well cared for by the owner residents. The Council discussed how any affordable housing units created via the zoning bylaw waiver under consideration would be owned and managed. Mr. Lovinsky said that he would have to talk to his counterparts to see how their agencies took over or managed affordable housing units created by developers. Mr. Thomas said that he would bring this information to the next Council meeting.

Discuss: Jersey Heights neighbors for High Density Residential zoning change – Planning Director Thomas presented a map that showed the Jersey Heights area in which High Density Residential Zone expansion was being proposed. Mr. Thomas explained that this zoning change would introduce multi-family residential to this area and also halve the existing minimum lot sizes. Bob Heanue, the largest landowner in this area at 7.8 acres, said that he supported this zoning change. He explained that he has a permitted subdivision that he cannot afford to build based on the limited density allowed by the old

zoning for this area. Linda Mandigo, who lives across the street from Mr. Heanue, said that she also supported the zoning change. She said that it would be beneficial for her property. The three realtors in the room said that they also supported the change. Member Goldstein said that the Jersey Heights area was a good place to add housing, as it is on the main road into the village, it is walkable to downtown, it is served by Village water and sewer, and it is even on a public transit line. Mr. Thomas was asked to ensure that design criteria was required for this area. Mr. Thomas said that he would do as such directly.

Discuss: ZBL §484 regulations for gas stations & canopies – Mr. Thomas presented revisions to §484 of the zoning bylaws that better spoke to the redevelopment of gas stations, and specifically the canopy over the gas pumps. Member Greaves suggested a wording change regarding canopy lighting. Mr. Thomas said that he would make this revision. The rest of the Council members liked this proposed regulation. Mr. Thomas said these changes would be included in the next zoning update.

Discuss: Long term visioning for the HDR Zone – As suggested by Chair Hancock, the Council conducting some visioning about the short and long term future of the High Density Residential Zone. Member Foster questioned the front setback in the zone and said that he thought residential units in a high density zone should be closer to the sidewalk. Mr. Thomas said that the current front setback was creating a front lawn, which is more typical of a lower density residential area. Member Goldstein agreed that the front setback should be reduced. Chair Hancock said that he envisioned townhouses or row houses in this zone, which is a lower cost development type that still encourages home ownership. The Council discussed if ground floor access to each unit could be required as an alternative to the new apartment buildings being built on Bridge Street. Mr. Thomas was asked to see what he could find for examples to encourage townhouse type construction for a future Council meeting.

The meeting adjourned at 7:05 PM, submitted by Todd Thomas, Planning Director