

Morristown/Morrisville Planning Council
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Meeting Minutes of February 21, 2017

Planning Council Members Present: Paul Griswold (Chair), Etienne Hancock, Max Paine, Tom Snipp & Laura Streets

Planning Council Members Absent: Yvette Mason & Mark Struhsacker

Guests: John Meyer & Marjorie Ward

Staff: Planning Director Todd Thomas

Call to Order: The meeting was called to order in the Community Meeting Room of the Town Offices at 43 Portland Street at approximately 7:00 P.M.

Discuss: Limit location of Home Businesses and exterior uses – Mr. Thomas walked the Council through the changes made to the Home Occupation and Home Business Bylaws that were requested at the previous meeting. The Council, by consensus, was happy with the changes.

Discuss: 15kw screening threshold for ground mounted solar – The Council reviewed the solar screening threshold and decided to make no changes to it.

Discuss: Change density bonus for conservation subdivisions – Mr. Thomas asked the Council to change the current conservation subdivision bylaw to require 75% open space when there is a request to reduce the minimum lot size by $\frac{3}{4}$ of the typical requirement (a two-acre lot to a half-acre lot as an example). The Council, by consensus, was amenable to that change. Council Members asked if a request for half of the minimum lot size would still only require a 50% open space allotment. Mr. Thomas affirmed as such.

Discuss: \$75k muni grand list exemption for new housing – Mr. Thomas presented the Council with a printout of 32 VSA Section 3836. Mr. Thomas said that he would like to use this statutory exemption to incentivize new dwellings or farm buildings. He said that this \$75,000 Municipal Grand-List exemption, if used, should not be a giveaway and it could be applied in a certain section of Town and possibly for a certain group of people, like senior citizens. He added that this exemption along with a marketing slogan that “Morrisville mean more for retirees” would create some good buzz statewide. Member Streets said that this exemption could also be used to help farmers and keep the rural areas of town as farmland. It was also suggested that this exemption could be used to incentive more infill development in the Village where development could take better advantage of existing services. The Council decided to discuss this statutory allowance again at an upcoming meeting and think about what the town should look to incentivize in the interim.

Discuss: Village & Town merger (Village Charter) – The Council discussed the Village Charter and how it could be changed or dissolved. The Council also discussed how the District Commission could not make a Criterion 9L determination on the

Greaves Farm project. The Council expressed concern that land area like the Cheng Property, which is adjacent the Village but located in the town, could no longer be developed to the density imagined by local zoning due to the District Commission using the 9L Criterion to greater diminish new development potential outside of Villages. Chair Griswold said that Act 250 ignoring local desires for development inside the agreed upon Sewer Service Management Area in the town would hurt new growth and negatively impact the local tax base. Member Hancock said that he would like further study of this issue. Mr. Thomas said that he would send out the Greaves Farms decision and the Town's letter thereon about Criterion 9L.

Discuss: Rte. 100 office use allowance (BJAMS to Airport) – The Council, considering the evening's discussion, decided to take no action on adding business zoning between the Airport Business Zone and the Business Enterprise Zone.

Approve prior meeting minutes – Member Snipp moved to approve the February 7, 2017 meeting minutes. The motion was affirmed by a vote of 5-0.

The meeting adjourned at 8:45 PM – submitted by Todd Thomas, Planning Director