

Morristown/Morrisville Planning Council
PO Box 748 / Morrisville, VT 05661
Phone (802) 888-6373

Meeting Minutes of Tuesday 9 February 2021

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

Council Members absent:

Guests present: Ron Stancliff, and Jen Andrews from the Conservation Commission

Staff: Planning Director Todd Thomas

Call to Order: Chair Hancock called the meeting to order electronically via Zoom at approximately 5:02 P.M.

Prior meeting minutes – Member Foster moved to approve the January 27th meeting minutes. A vote of 4-0-1 affirmed the motion, with Member Van Anda abstaining.

Discuss: Town Plan comments and outreach – Mr. Thomas explained that the new Town Plan was warned for its first hearing on February 23rd, and that comments on it had already started to come into the planning office. Mr. Thomas shared three emails regarding extending Best Street that the Town Administrator had forwarded to the Selectboard. It was decided to remove the proposed Best Street to Foss Street connection from the Town Plan. Member Goldstein said that he would like to note the neighbors' concerns in the minutes about traffic speeds increasing if their road was widened and made a through-way, which was contrary to what the Selectboard said about traffic speeds on wider roads back in the fall. Member Goldstein added that the letter spoke to the desire of these residents to have their kids to be able to continue play in the street, even though the Police Chief, Town Administrator, and Road Forman said last fall that children should not be playing in the street. Conservation Commission Member Jen Andrews offered numerous comments on the Town Plan. It was decided that most of her comments, including support for pervious sidewalks and pervious parking surfaces, would be included within the Town Plan. Council Members discussed the few comments of hers that did not work, or needed revisions. The Council was very thankful for Ms. Andrews input. Mr. Thomas said he would make these changes after the February 23rd Town Plan hearing. Mr. Thomas was also directed to beef-up the stormwater section of the Town Plan, and to encourage the separation of roof and parking lot runoff. Ron Stancliff said he would like municipally owned properties designated as such on the next update of the zoning map. Mr. Thomas said that this could be done next winter.

Discuss: Split Morrisville house of pizza lot with Commercial & Industrial – Mr. Thomas showed a map and zone description that split the Morrisville House of Pizza property (Parcel 08-076) between the Commercial and Industrial Zone. He added that on-the-ground use of this parcel had been commercial for many years and that its current Industrial zoning should be fixed. The Council was amendable to the proposed change, and directed Mr. Thomas to ensure that the owner of the Morrisville House of Pizza property also agreed.

Discuss: Revised & new §206 Design Criteria (glazing) – The Council reviewed proposed additions to the Section 206 Design Criteria standards regarding glazing, and deducting space enclosed by parapet walls from the Building Height measurement. Council members were amendable to these changes, but decided that the new 50% ground-floor glazing requirement should be moved to Section 207 Historic Preservation instead so its application was directed more towards commercial properties, and not residential properties. Mr. Thomas said that he would make that change and ready this proposal for next winter's zoning change.

Discuss: Environmental Resource Areas – Mr. Thomas resubmitted the rewording of the Section 340 Environmental Resource Area zoning to the Council. He expressed that this was the same language that was proposed last fall that was not approved due to the proposed steep slope regulations. He clarified that the steep slope language was left out of this rewrite. Chair Hancock asked Engineer Tyler Mumley to attend the February 23rd meeting to discuss his proposed alternative to the steep slope regulations that he offered to the Selectboard last fall. The Council discussed if stormwater management should be added to this section of the zoning bylaw. It was decided instead to add Low Impact Development techniques as an eligible waiver criteria under Section 204.4. Mr. Thomas said he would propose language doing as such at the next planning meeting.

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