

**Morristown/Morrisville Planning Council**  
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**Meeting Minutes of Tuesday 5 February 2019**

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

**Council Members Absent:** Allen Van Anda & Linda Greaves

**Guests:** Bob Heanue

**Staff:** Planning Director Todd Thomas

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

**Prior meeting minutes** – Approval of the December 4<sup>th</sup> and January 15<sup>th</sup> meeting minutes were tabled due to quorum issues. Member Snipp moved to approve the November 6<sup>th</sup> meeting minutes. The motion was affirmed by a vote of 3-0 (Member Goldstein arrived shortly after this vote).

**Discuss: ZBL §484 regulations for gas stations & canopies** – Mr. Thomas informed the Council that the Development Review Board (DRB) asked for some regulatory assistance regarding gas station canopies. Mr. Thomas added that the zoning bylaws were silent on gas station canopies and only addressed new gas station development (even though no new gas stations were allowed). He suggested revising §484 so it better spoke to the redevelopment of gas stations, as that is where the DRB was seeing activity. Mr. Thomas said he would propose a revision to §484 that was based on industry best practices at the March 5<sup>th</sup> meeting.

**Discuss: Add High Density Residential zoning to Jersey Heights** – Per the suggestion of Member Goldstein, Planning Director Thomas presented a map that he created that showed the most logical way to expand the High Density Residential Zone westward towards Jersey Heights. Mr. Thomas explained that this zoning change would introduce multi-family residential to this area and also halve the existing minimum lot sizes. He said this zoning change would most impact Bob Heanue's unbuilt subdivision. Mr. Heanue, who was in attendance, said that he supported this zoning change. Member Goldstein said that this 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. Chair Hancock requested that a criteria be established for making these decisions. It was suggested that Mr. Thomas present and possibly tweak the old zone objectives for this purpose. Mr. Thomas said that he would draft a letter to the impacted property owners and invite them to the March 5<sup>th</sup> Council meeting for additional discussion regarding this zoning change.

**Discuss: Areas for new single-family homes** – The Council discussed allowing greater residential density to encourage the construction of more single-family homes in the

following areas: North End to Pinewood Estates, Cadys Falls, Morristown Corners, and Park Street. The Council examined the proposed expansion of Low Density Residential Zoning in each of these areas. The Council decided to take a section by section iterative approach to any zone expansion, focusing first on areas served by village water (Uptown and Pinewood Estates). Mr. Thomas said he would like to include the section of Route 100 just south of the village to encourage investment therein. The Council asked Mr. Thomas to provide maps of each proposal for the February 19<sup>th</sup> meeting. The Council also discussed the zoning on Park Street. Mr. Thomas pointed out various parcels on Park Street that were built-out based on the maximum zoning density allowed, but still had acres of open land available for development within the core of the Village. Mr. Thomas was asked to provide a map giving this area mostly Medium Density Residential Zoning, along with some High Density Residential Zoning in close proximity to the library. He said he would provide these maps as well for the next meeting.

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The meeting adjourned at 7:35 PM, submitted by Todd Thomas, Planning Director