

Morristown/Morrisville Planning Council
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Meeting Minutes of January 20, 2015

Planning Council Members Present: Paul Griswold (Chair), Etienne Hancock, Yvette Mason, Max Paine, Tom Snipp & Mark Struhsacker

Planning Council Members Absent: Andrea Beeman

Staff: Planning Director Todd Thomas

Guests: Terry Hirschak, Tyler Hirschak, Tom Hirschak III, Julia Compagnia, John Hollar and Richard Duda.

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

Discussion: Town Plan warning and hearing schedule – Planning Director Todd Thomas reviewed the proposed Town Plan February 24 public hearing warning with the Planning Council.

Discussion: Town Plan Land Use Chapter changes – Mr. Thomas demonstrated the proposed changes to the existing Land Use Chapter of the Town Plan to accommodate the petition submitted by 704 Bridge Street LLC. He explained that the petition language was a directive to change the zoning from residential to commercial for the Green Mountain Arena Parcels. The Planning Council and all the guests in the audience were unanimously amenable to the proposed language changes for the submitted petition. It was also agreed to add the words “by petition” to the beginning of the sentence being inserted into the Land Use Chapter supporting a zoning change for the Green Mountain Arena Parcels and to add the word “additional” in the next sentence to designate that the other potential zoning changes were to be subordinate to the Green Mountain Arena zoning change. Member Hancock clarified that he was mistaken in the prior meeting when he thought the Council needed to change the existing “one or two” language to “three” in the Land Use Chapter to accommodate the 704 Bridge St. LLC petition and that he now preferred to leave the existing Land Use Chapter otherwise unchanged. Upon a corresponding motion made by Member Hancock, the Council voted 4-2 to leave the “one or two” language unchanged (Members Struhsacker and Paine opposed motion). Mr. Thomas said that he would have the Land Use Chapter in the mail with the rest of the proposed Town Plan update by the end of the week.

Discussion: Town Plan Flood Resiliency Chapter – Mr. Thomas submitted a new Town Plan chapter for Council review regarding flood resiliency. The Council reviewed the chapter and by consensus found it to be satisfactory once Mr. Thomas agreed to clarify the term “steep slopes” by instead referring to grades 25% or greater.

Discussion: Planning Council Town Plan change reporting form – Mr. Thomas reviewed the state required Town Plan change reporting form with the Council and the 704 Bridge Street LLC team. Given a few small typographical revisions, the Council

agreed with Mr. Thomas' findings and presentation. Attorney John Hollar took issue with Mr. Thomas' premise that the Green Mountain Arena Parcels would be served by a village sewer line and potentially a sidewalk. Mr. Thomas noted that the Council recently told the Family Center that its property across the street from the Green Mountain Arena parcels could not be serviced by septic and only via a sewer line due its location inside the town's Sewer Service Management Area and proximity to the new sewer plant. He added that the Council also denied a request last year to have a sidewalk built at taxpayer expense across the Long Bridge and further west on Bridge Street (alongside the Green Mountain Arena parcels) by the same neighboring landowner. Mr. Thomas explained that the town had already invested almost \$20,000 of taxpayer money in planning, engineering and permitting a sewer line extension across the Long Bridge and into the Business Enterprise (BE) Zone. Mr. Thomas noted that the Town Plan stated that new business zones should be served by village infrastructure. Mr. Thomas added the "Class I Development" zoning requirement is mandated for other lands in close proximity to the Green Mountain Arena Parcels, meaning that they can only be developed with village infrastructure. He also added that the applicant's submitted petition requested that the BE Zone be expanded to the Green Mountain Arena Parcels when that zone only allowed Class I Development to the east of Ryder Brook, which would require the Green Mountain Arena Parcels be serviced by village water and sewer services. Chair Griswold noted that Morrisville Water & Light built a very expensive and large capacity sewer plant since the arena was originally developed and that the arena is a very close to the sewer plant. Mr. Thomas explained to Attorney Hollar that any zoning discussion and development class requirement could be finalized later when the zoning for the arena parcels was actually set as this was still only a Town Plan discussion. Mr. Thomas did note that no matter what the Council decided on for a development class requirement, the Development Review Board could very well require a sewer line extension to the site and even a sidewalk as a condition of the local permit. Mr. Thomas said that the DRB routinely requires that sidewalks be added as a local condition of approval during new business development projects (citing Tractor Supply, CVS and Maplefields). He also explained that site redevelopments inside the town's sewer service management area, like Maplefields at the top of Brooklyn Street, also were required to extend village sewer service to the property by the DRB instead of utilizing the property's existing septic system. Mr. Thomas said that he would make the agreed-upon revisions to the reporting form, Flood Resiliency Chapter and Land Use Chapter and hopefully have the required notices in the mail to the State and the surrounding communities by Thursday afternoon.

Approve prior meeting minutes – Member Paine moved to approve the January 6th meeting minutes. A vote of 4 to 0 to 2 affirmed the motion with members Griswold and Snipp abstaining.

The meeting adjourned at 9:00 PM – submitted by Todd Thomas, Planning Director