

**Morristown/Morrisville Planning Council**  
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**Meeting Minutes of Tuesday 15 January 2019**

**Council Members Present:** Allen Van Anda, Linda Greaves, Etienne Hancock, Joshua Goldstein, and Tom Snipp

**Council Members Absent:** Steven Foster

**Guests:** Conservation Commission Chair Ron Stancliff, Bill Bourne, Bob Heanue, Denise Trombley, and Selectboard Member Judy Bickford

**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 6:10 P.M.

**Prior meeting minutes** – Approval of the, November 6<sup>th</sup> and December 4<sup>th</sup> meeting minutes were tabled due to quorum issues. Member Snipp moved to approve the September 18<sup>th</sup> meeting minutes. The motion was affirmed by a vote of 4-0, with Member Goldstein abstaining. Member Goldstein moved to approve the December 18<sup>th</sup> meeting minutes. A vote of 4-0 affirmed the motion, with Member Greaves abstaining

**Discussion: Stowe & Elmore Morristown Union school merger** – The Council agreed to add the following statement to the Town Plan: “If further merger of the schools occurs, Peoples’ Academy, given its central location and its walkability, should retain its long standing function as a high school. It is of paramount importance to the health and wellbeing of this community that its teenagers can walk to school.”

**Discussion: Additional Town Plan additions from prior meetings** – The Council agreed to add the following statements to the Town Plan:

1. The Planning Council should evaluate if allowing smaller lots sizes in close proximity to the Stowe town-line would be a net benefit for Morrisville’s Grandlist in light of the strain on village-based services to this area (which is closer to downtown Stowe than downtown Morrisville).
2. The Town, potentially utilizing the Copley Fund, should look to enter into a private-public partnership or buy the Sunoco gas station on the corner of Main & Congress Streets so it can be redeveloped with a building anchoring this important corner of downtown.
3. Construct a boardwalk along the river connecting Lower Main and Bridge Streets, eventually to the Oxbow. Easement acquisition within shoreline setback should be part of process / town map.
4. Establish a trail along the river from the end of Brooklyn St. to the Truck Route.

**Discuss: Increasing the maximum Waiver threshold from 15% to 25%** – Denise Trombley and Bill Bourne reappeared before the Council asking the Board to allow more

waiver flexibility by increasing the current maximum percentage from 15% to 25%. Mr. Thomas shared the results of the requested study of what peer communities allow for waivers percentages. It was determined that Morrisville was the strictest of these communities with its 15% waiver maximum. Mr. Thomas also shared the requested build-out analysis showing how increasing the waiver percentages could impact the remaining single-family homes in the core of the village. Ms. Trombley reminded the Council that voting to increase the waiver percentage did not grant the waiver, it only offered the Development Review Board (DRB) the flexibility to do so per the given criteria. Conservation Commission Chair Ron Stancliff said he was opposed to changing the longstanding 15% maximum waiver percentage. Mr. Bourne said that tax policy should be changed to incentive homeownership in the village. Member Van Anda said that once you cut up the old historic homes in the village, there is no going back. Zoning Administrator Thomas polled the Council Members about the question at hand. A majority of the Council did not have enough interest in moving forward with this request.

**Discuss: Waiver criteria changes** – The Council discussed if more than one goal should be met in Section 204.4 in order for the DRB to grant a waiver. The Council decided to leave the existing language at one goal needing to be met to qualify for a waiver, but kept Mr. Thomas' other suggested language changes.

**Discuss: Scheduling the 2019 Zoning change** – The Council discussed the proposed zoning change warning drafted by Mr. Thomas. Upon a question from Mr. Goldstein, it was explained that there were already enough changes to warn a zoning change hearing. That being said, the Council decided to keep to its regular schedule of doing spring / summer zoning change updates.

**Agenda addendum: Inclusionary Zoning** – Selectboard Member Judy Bickford said she would like the Council to consider adopting an inclusionary zoning bylaw. Mr. Thomas said that he would get some information on inclusionary zoning out to the Council.

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The meeting adjourned at 7:45 PM, submitted by Todd Thomas, Planning Director