

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

Meeting Minutes of Tuesday 12 January 2021

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

Council Members Absent: Joshua Goldstein

Guests: Bob Heanue

Staff: Planning Director Todd Thomas

Call to Order: Chair Hancock called the meeting to order electronically via Zoom at approximately 5:05 P.M. Member Van Anda suggested that the agenda be revised to include a discussion of the redevelopment on the downtown Sunoco gas station property. A vote of 4-0 affirmed the revised agenda.

Prior meeting minutes – Member Van Anda moved to approve the December 8th meeting minutes. A vote of 3-0-1 affirmed the motion, with Member Foster resigning.

Discuss: Legislative Bodies Winter zoning change votes – Planning Director Thomas provided a recap of the January 4th (Selectboard) and January 6th (Village Trustee) zoning change votes. He said the Selectboard, after receiving comments from Elmore Mountain Road residents, and local developers, decided to table the proposed steep slope regulations, but to approve the rest of the proposed winter zoning changes. Mr. Thomas added that the Trustees followed-suit with their zoning change approval vote. Chair Hancock asked if Engineer Tyler Mumley would speak to the Council about his suggestion, included in the letter he sent to the Selectboard during the zoning change process, that there might be less obtrusive ways to accomplish the same desired slope protections. Mr. Thomas said that Mr. Mumley would attend a future Planning Council meeting to speak on this topic.

Discuss: Draft Town Plan – Mr. Thomas said that he finished writing the 2020-2030 Morrisville/Morristown Town Plan. He noted that he inserted the statutorily required maps last week, which were done in-house, and with some assistance from Morrisville's Cipher Corp. Council Members were happy with the new Town Plan, and asked Mr. Thomas to circulate it next week. Mr. Thomas said that he would work on the required reporting form, and advertise a hearing for the new Town Plan by the end of the week.

Discuss: 25% versus 15% waiver allowance – The Council decided not make any comments regarding the DRB's hearing on Wednesday night for a waiver request that, if granted, would convert a single-family home into a duplex on Maple Street.

Discuss: Redevelopment of the downtown Sunoco gas station – The Planning Council asked if the Selectboard could put a discussion on its next agenda regarding the redevelopment of the Sunoco gas station. Council members viewed the redevelopment of this now defunct downtown gas station site as a once in a 100-year opportunity for the community. The Council would like to ensure that Selectboard does not have any interest

in purchasing the property, or partnering with a private developer, before this lot is sold in the coming weeks. The Council discussed the possible benefits of a public-private partnership, which included simply upgrading curbing and sidewalks on one end of the spectrum, and, on the other end of the spectrum, breaking the property into two development sites (divided by a relocated Congress Street that is realigned to create a proper 4-way intersection with Main & Portland Streets). Mr. Thomas said he would email the Town Administrator in the morning to ask for this Selectboard agenda addition. Mr. Thomas was also instructed to reach out to various businesses and property owners in the community, including Union Bank, to ensure that they were aware that this former gas station property would be sold in the coming weeks.

The meeting adjourned at 6:10 PM, submitted by Todd Thomas, Planning Director