

Morristown/Morrisville Planning Council

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Meeting Minutes of January 5, 2016

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

Planning Council Members Absent: Andrea Beeman, Etienne Hancock & Mark Struhsacker

Staff: Planning Director Todd Thomas

Guests: Graham Mink, Doug Cheng & Conservation Commission Chair Ron Stancliff

Call to Order: The meeting was called to order in the Community Meeting Room of the Tegu Building at 43 Portland Street at approximately 7:05 P.M.

Agenda Addendum: Zoning definition needed for homeless shelter? – Mr. Thomas said that the Council may need to do some work to define what a homeless shelter is. He noted the application for a homeless shelter across from Cumberland Farms that was currently before the Development Review Board. He explained that the DRB previously decided that the group home use was appropriate for a shelter, but he was unsure that was technically correct. He said the Council may need to provide guidance on this issue. It was agreed that a more detailed discussion of such would happen when the Council next met. It was also agreed to Mr. Thomas would provide the Council with the use under which the Clarina Howard Nichols center was permitted.

Discussion: Add Business Zoning to the Cheng Property – Graham Mink and Doug Cheng appeared before the Planning Council to discuss the 24 acre Cheng property across from Rock Art Brewery. Mr. Mink said that his client, Mr. Cheng, was looking to start the development of this property in the spring. He said that he envisioned commercial lots the developed along the route 100 and truck route frontage, with residential units developed to the rear. Council members discussed what zoning application best fit the desired use the property. Mr. Thomas said that adding business zoning to this parcel was envisioned by the town plan. It was decided that the existing commercial zone to the northeast (by the Irving gas station) should be projected s outhwest across the northern part of the Cheng property, with the zoning for the rest of the property remaining unchanged in the Low Density Residential Zone. Mr. Thomas said that he would draft that these changes and presented them to the Council at its next meeting.

Discussion: Adding village zoning to Morristown Corners – Mr. Thomas explained that he would like to address the incorrect large lot zoning found in Morristown Corners, much like the Council had just accomplished with the Cadys Falls neighborhood. He told the Council that, like Cadys Falls, he was proposing to use the Low Density Residential Zone with Class 2 Development for Morristown Corners (yielding a 15,000 ft.² minimum lot size). He added that such a minimum lot size would make a majority of the lots in this neighborhood conform to zoning. Thomas explained that a 15,000sf lot size would create

the potential for about a half dozen new infill lots/houses in the smaller version of the proposed zone shown on page 5 of the Council's meeting package. Mr. Thomas explained that if the proposed zone was expanded to the west towards similar small lots by Walton Road, existing large lots would be encountered, allowing for the potential development of many more new house lots. Mr. Thomas said that this result was not intended by this rezoning exercise. Mr. Thomas recommended moving forward with the smaller version of the proposed zone as is best fixed the nonconforming small lot problem in Morristown Corners. The Council agreed with Mr. Thomas by consensus, but asked him to obtain a Morristown Corners Water Corporation water service map so that it could be overlaid upon the proposed Morristown Corners zone. Mr. Thomas said he would do as such and show his findings at the next Council meeting.

Approve prior meeting minutes – Member Snipp moved to approve the December 15, 2015 meeting minutes. The motion was approved by a vote of 4-0.

The meeting adjourned at 8:50 PM – submitted by Todd Thomas, Planning Director