

Morristown/Morrisville Planning Council

PO Box 748 / Morrisville, VT 05661

Phone (802) 888-6373

Meeting Minutes of January 2, 2018

Planning Council Members Present: Paul Griswold (Chair), Etienne Hancock, Max Paine, and Laura Streets

Planning Council Members Absent: Linda Greaves, Tom Snipp, and Mark Struhsacker

Guests: Ron Bomer

Staff: Planning Director Todd Thomas

Call to Order: The meeting was called to order in the upstairs meeting room of the Town Offices at 43 Portland Street at approximately 7:00 P.M.

Discuss: Resident request, add Transient Lodging Facility to RRA Zone – Mr. Thomas presented the requested tiered approach to short-term rental regulations that dovetailed with State building code requirements. The Council reviewed the newly proposed use definitions for short-term rentals. Mr. Thomas said that, assuming double occupancy in each example, the short-term rental of 4 bedrooms or less would be exempt from permitting, while the short-term rental of 5 to 8 bedrooms would entail additional permitting requirements, such as the need for a valid wastewater permit, proof of compliance from the VT Division of Fire Safety, and the voter checklist owner-occupancy requirement. Member Hancock said that he would also like to see a 90 day annual rental maximum applied to any allowance for these non-exempt short-term rentals. After some discussion, the Council agreed on where this 90 day limit would appear in the definition for Lodging or Rooming Houses. Member Streets said that she remains opposed to allowing short-term rentals larger than 4 bedrooms located out in the town. Mr. Thomas said that the full Council would need to vote on this proposal at the next meeting because it currently does not have the votes to pass. The Council also agreed to allow the new Hotel, Inn or Motel use both uptown and downtown.

Discuss: Agree on a single definition for “Building” – Mr. Thomas explained to the Council that the zoning bylaw currently contained two definitions for the word “Building.” He suggested only using the definition of “Building” that was applicable for the flood hazard section of the Bylaws. The Council agreed to move forward with this singular definition for “Building” at the next zoning change.

Discuss: Offering additional carrots for waivers – Mr. Thomas reminded the Council that it previously discussed adding additional criteria such as historic preservation and public art installations as reasons why the DRB could grant a waiver. Mr. Thomas presented the Council with this such language under Section 204 of the zoning bylaws. The Council agreed to have this language included within the next zoning change.

Discuss: Letter received from School Supervisory Union – Mr. Thomas alerted the Council that it had received a response letter from the Lamoille South Supervisory Union regarding the recently tabled school gym/capital project. The Council decided that no response was necessary to the supervisory union’s December 6th letter.

Discuss: BOD limits at sewer plant – Member Streets discussed that she heard that Lost Nation Brewing was looking to move out of Morrisville due to limited availability to treat biochemical oxygen demand (BOD) rich waste at the sewer plant. The Council agreed that it was important that the business climate in Morrisville remains positive and that the Village Trustees and its high BOD producing customers can arrive at a positive outcome. The Council was hopeful that the issues with BOD capacity at the sewer plant could be resolved quickly so business growth in Morrisville does not suffer and that any affected businesses are not forced to locate in another community. Member Streets discussed a new State led effort to locate a digester in the county that would serve high BOD generators, like our local breweries. The Council requested to have the owner of Lost Nation Brewing, Allen Van Anda, present at its next meeting.

Approve prior meeting minutes – Member Paine moved to approve the December 5th meeting minutes. The motion was affirmed by a vote of 4-0.

The meeting adjourned at 8:30 PM.

– submitted by Todd Thomas, Planning Director