

**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of January 02, 2001

Members Present: Stephen Jennings, Bruce Tomlinson, Sam Guy, and Bill Henchey

Members Absent: Kelly Rogers

Guest: Rob Nesbitt, Tim Lake, Lucy Leriche, and Todd Deuso

The meeting was called to order at 7:05 PM. by Stephen Jennings, Chair.

Bruce made a motion to approve the minutes of December 5, 2000 as written.
Sam seconded the motion and passed unanimously.

Rob Nesbitt discussed the housing issues in the area. There is a shortage of housing in Lamoille County, this is not just a problem in one area but in all areas of the state. Morristown is within an hour of major communities in Northern Vermont and people travel to and from here to get to work. In this area we need to be looking at long range planning and what do we want 50 years from now. The scattered development with 2 plus acre lots cost more to a community than does compact development like a village neighborhood. The minimum lot size needs to be reviewed to assure that lot size is an efficient and effective size. We are an aging society and as we get older smaller lot size are more attractive. A mixed type and cost of housing is best. Where do you want affordable housing (\$110, 000 to 130,000) to be located. You can control growth or growth can control the community. Morrisville is way ahead of many other communities in this area. We need to match housing and demographics (the census data will be out in July). If you have a good mixture of attractable house the community can look attractive to new businesses. Governor Dean and state officials want to reward communities that do good planning. There may be incentives that will help us keeping the downtown strong, extend municipal infrastructure, attract business, and have more control over local growth and the type of septic system allowed.

Bill asked rob about housing and taxes.

Rob Nesbitt said have good available housing can work to attract good business that can offset housing burden on property taxes.

Lucy Leriche said make the permitting more friendly to developers can help address housing especially in the downtown.

Sam said he felt that the law need to change to attract more rental units and the renters have all the rights and the property owners have none.

Mr. Nesbitt the key issues are to have all kinds of housing available and giving people choices they want, diversity will be the best in the end.

Lucy Leriche said affordable housing is for the low and moderate income people, not for the unemployable. These people are work full time and some times more than one job to get by. For affordable housing they need to be making a minimum of \$35,000 per year to afford a house, without any other debts.

Tim Lake a developer from Sterling Valley gave some background on his experience has a builder in the Montreal region prior to moving here. He wishes to build starter homes in the \$ 115,000. to \$130,000. range, where people can afford \$750. to \$800. per month housing payments. To do this in this price range they need to be able to cluster 7 to 10 houses on 10 acres leaving about 6 acres of the ten acres open as common land to be used owners. These houses are not mobile homes, moduler homes built and a factory and shipped on site to be lifted into place. He feels if he can keep the land prices down to ten thousand dollars per lot and that not do not have a lot of site work to be done. He can put in power, phone, driveway, septic and drilled well and houses (1,500 sq ft and up) in the

\$115,000 to \$130,00 price range. These are well built homes that will last.

Neighborhood Commercial District. Ken showed the Commission ortho aerial photos of the district with the houses and lot lines. Ken presented the Commission with four new draft ideas for the district. The Commission said they would like to look over the five draft when they had more time before our joint meeting on the 16th. It was decided to meet next Wednesday January 10th at 7:00 PM to go over the drafts and finalize proposal(s) for the Select Board and Trustees.

Contract Draft: It was decided that the Planning Commission, Development Review Board and Ken will set down and work on this jointly.

Bill made a motion to adjourn at 9:19 PM.
Bruce seconded the motion and it passed unanimously.

Respectfully Submitted,
Kenneth J. Sweetser, scribe