



**TOWN OF MORRISTOWN PLANNING COUNCIL
MEETING NOTICE & AGENDA
COMMUNITY MEETING ROOM
43 Portland St. Morrisville, VT 05661
5:00 PM Tuesday, November 22, 2022**

This meeting will be held in person only.

CALL MEETING TO ORDER

APPROVE PRIOR MEETING MINUTES

DISCUSSION

1. Discuss: Previous DRB zoning language interpretation issues
2. Discuss: Town Plan Implementation Chapter

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

Meeting Minutes of Tuesday 25 October 2022

Council Members present: Steven Foster, Joshua Goldstein, Etienne Hancock (Chair), John Meyer, and Tom Snipp

Council Members absent:

Guests: Tim Magee, David Ring, Barry Russo, James Brewster, Ron Stancliff, Scott Thompson, Wally Reeve, Tom Cloutier, Paul Griswold, Coleen Shepard, Laura and Martin Green

Staff: Planning Director Todd Thomas

Call to Order: Chair Hancock called the meeting to order in the Community Meeting Room of the Old Tegu Theatre at 43 Portland Steet at approximately 5:00 P.M.

Meeting Minutes: Member Snipp moved to approve the September 20th meeting minutes. A vote of 4-0 affirmed the motion. Member Meyer moved to approve the September 27th meeting minutes. A vote of 4-0 affirmed the motion.

Public Hearing: 2022 Pending Zoning Change & Hearing Schedule – Planning Director Todd Thomas reminded everyone of the November 7th and November 16th Selectboard and Village Trustee warned zoning change public hearings. It was decided that the next Planning Council meeting would be warned for the November 7th Selectboard public hearing, and the regularly scheduled Planning Council meeting on November 8th would not be held.

Discussion: Zoning Bylaw Interpretation Questions at 10/12 DRB hearing – As Member Foster arrived for the meeting, Chair Hancock and Mr. Thomas related to the Planning Council that a few Zoning Bylaw interpretation issues came up during the October 12th Development Review Board (DRB) meeting. Mr. Thomas explained that there is no direction provided in the Zoning Bylaws for how to calculate a waiver. It was decided that the Planning Council would look at calculation options and decide on one at an upcoming meeting. Architectural Repetition, Section 206 of the Zoning Bylaws, and the definition of the word Building were also discussed. It was decided that Mr. Thomas would propose a rewrite for the definition of Building, and the front door and front porch requirements in Section 206 for a future Council meeting. Mr. Thomas said that he would start this work once the pending revision to the Zoning Bylaws was approved by the Legislative Bodies. Due to all the new residential development thereon, the Planning Council also talked about pedestrian safety and traffic calming on Jersey Heights. It was decided that this would be a separate topic at a future Planning Council meeting, hopefully with a traffic engineer present. Member Goldstein reiterated previous comments that he would like to see the Selectboard fund a master plan for streetscape improvements in this area, and in the downtown. It was decided that language interpretation issues at DRB meetings should be a standing Planning Council agenda item going forward, and that at least one Planning Council member should observe all future DRB meetings. Chair Hancock said he would attend the November 9th DRB meeting.

Discussion: Waterbury Housing Study & as-of-right permits (John) – Member Meyer and Mr. Thomas spoke about the recently published Waterbury housing study. It was noted that Morrisville was years ahead of Waterbury in terms of making Zoning Bylaw changes to create the badly needed new housing-starts in its downtown and core village areas. A longer conversation ensued regarding as-of-right permits. It was decided that Mr. Thomas would bring a list of development applications like the Bourne multi-family conversion on Winter Street, and the Farrell carriage house multi-family conversion on West High Street, to the next Planning Council meeting to study if limited projects like these could be permitted administratively (via a future zoning change). Section 505(b) of the Zoning Bylaws was also discussed, and it was agreed that Mr. Thomas would present revised language that strengthens this regulation at a future Planning Council meeting.

Discussion: Supporting New Commercial Development (Josh) – Member Goldstein spoke to his desire to make Morrisville, especially the shopping plazas located uptown, more desirable to commercial development and infill redevelopment. The new residential component to Northgate Plaza (old Plaza Hotel) was discussed, including the under-construction sidewalk that now separates the plaza's parking lot from Northgate Avenue. Similar opportunities for infill development were discussed at Morrisville Plaza, including making it more pedestrian friendly. It was decided that a representative for the new ownership of Morrisville Plaza would be invited to an upcoming Planning Council meeting to discuss the vision for it, and what that ownership group has done with their shopping plazas elsewhere. (Note - via a later staff discussion it was agreed that Bill from the Savoy-Texas LLC ownership group would attend the December 13th Planning Council meeting at 5:00 PM.)

The meeting adjourned at 7:30 PM, submitted by Todd Thomas, Planning Director

PUBLIC NOTICE
MORRISVILLE/ MORRISTOWN DEVELOPMENT REVIEW BOARD
WARNED PUBLIC HEARING – WEDNESDAY 9 NOVEMBER 2022

The zoning applications described below require a hearing before the Morrisville/Morristown Development Review Board for approval. The Board will hold a public hearing on the above date of this notice to review the following applications:

1. Applicant/owner Copley Hospital Inc. is seeking §206 Design Criteria and §500 Site Plan Approval to not construct the sidewalk required by the Zoning Administrator as part of Zoning Permit 2022-133 on Parcel 24009 at 528 Washington Highway in the Hospital Zone.
2. Applicant/owner 5 Park Street LLC is seeking §206 Design Criteria, and §500 Site Plan Approval in the Central Business Zone to allow for the construction of a 21-unit apartment building that will be located on Parcel 21-191 to the rear of the existing governor's mansion and have an address of 15 Park Street.
3. Applicant/owner Wyatt Jennison is seeking §206 Design Criteria, §207 Historic Preservation Criteria, §630 Conditional Use, and §500 Site Plan Approval in the High Density Residential Zone to add the multi-family use to Parcel 07-001-1 to allow for the construction of a 9-unit apartment building that will located to the rear of the existing single-family home and have an address of 32 Audy Lane.
4. Under §640 Appeals David Ring is appealing Zoning Permit 2022-150 in the Medium Density Residential Zone which allowed for the construction of a new single-family home that is located on Parcel 23-135 at 69 Union Street which is owned by 69 Union Street LLC.

Said hearings will take place at **6:00 PM** in the Community Meeting Room of the Old Tegu Theater at 43 Portland Street in Morrisville. Please contact ZA Todd Thomas with any questions regarding the hearing at 888-6373

Please publish in the Thursday October 20th edition of the News & Citizen

CHAPTER 7: IMPLEMENTATION PLAN

The objectives identified in each chapter of the town plan are repeated below with an indication of when the action is anticipated to occur, and the parties responsible for that action.

Chapter #	Objective	Time Period	Responsible Party
1	<u>Create and charge a board with studying the dual town name issue, with the goal of initiating a Selectboard, Village Trustee, or Town Meeting action that results in a binding vote on adopting a singular name for our community.</u>	1 year	Selectboard & Village Trustees
1	<u>This plan supports studying what it would entail to update the Village Charter, as there is like some benefit to be had by expanding the village boundary lines into developed sections of town.</u>	2 years	Selectboard & Village Trustees
2	<u>Current efforts to expand the Pleasant St. parking lot should be supported and funded by the Selectboard within the next 2 budget years.</u>	2 years	Selectboard
2 & 4	<u>The Selectboard should also create and begin to fund a capital account that, as the balance grows over the years, could eventually be used to create a deck of parking accessed from Hutchins Street, located above, but preferably beneath, the surface of the existing municipal parking lot on Pleasant Street.</u>	1 year	Selectboard
2	<u>The Planning Council should work with the Selectboard to help spur the redevelopment of both the Nepvue Building on Portland Street, and the Sunoco gas station at our main downtown intersection</u>	When either property comes onto the market	Sunoco happening now Planning Council
2	<u>The Planning Council should work with the Copley Trust to see if there is an appetite for funding a boardwalk along the Lamoille River that parallels Portland Street (linking Lower Main Street to Bridge Street), that includes lighting, benches, etc., with a purpose of relinking downtown Morrisville to its riverfront.</u>	When the owner of 90 Lower Main St. agrees to boardwalk location	Planning Council
2	<u>The Planning Council should open up a dialogue with the Bishop Marshall School Board about rezoning the school's land.</u>	1 year	Planning Council
3	<u>The Selectboard should allocate funding to update the North End Circulation Study so it contains post Truck Route traffic data. The Selectboard should also entertain if a similar study should be undertaken for the roads in</u>	4 years	Selectboard

	<u>downtown Morrisville given the recent growth in housing units therein.</u>		
3	<u>The Selectboard, with assistance with the Planning Council, should also work with the School Board and nearby property owners to open up a new access driveway to the school that obviates the need for all the traffic that comes down Elmore and Upper Main Streets from driving down past the fire station just to reverse direction up Copley Avenue.</u>	2 years	Selectboard
4	<u>The Selectboard should develop a permit process for all future point connections to the stormwater system on Brooklyn Street, with said permit process designed to protect the capacity of the system by slowing the rate that stormwater arrives at the swirl separator.</u>	2 years	Selectboard
4	<u>The Selectboard should look to acquire any adjacent properties that come on the market to ensure that there is ample room to expand the fire station, if needed, at a later date.</u>	Ongoing	Selectboard
4	<u>This plan supports continuing the current ½ penny on the Grandlist of annual funding from Town Meeting through the 2030 lifecycle of this plan (but terminating said funding in 2031), plus sourcing other grant funds, to help ensure the preservation of what is believed to be the 2nd oldest home in Morrisville.</u>	Ongoing	Selectboard
4	<u>To support awareness, and the accessibility of recreational amenities in our community, the Selectboard should look to employ someone part-time to staff the recently resurrected Parks & Recreation Committee.</u>	Complete! 1 year	Selectboard
4	<u>The Committee should create an online calendar, and list of recreational amenities in the community, including: tennis and basketball courts, groomed Nordic ski trails, athletic fields, fitness and nature trails, the running track, the school gyms, and the 2 playgrounds.</u>	1 year	Recreation Committee
4	<u>If allowed by the pending state and federal relicensing permits for MW&L's hydro-electric facility on B Street, the Selectboard should open a dialogue with the Village Trustees regarding adding recreational opportunities within a leased, or acquired, portion of the Clark property that surrounds the dam.</u>	2 years	Recreation Committee

4	<u>The Planning Council should work with the Mt. Vernon Lodge at 65 Portland Street on a plan to turn the south facing side lawn of that building into angled parked.</u>	2 years	Planning Council
4	<u>The Planning Council should plan when a level of parking might need to be created above, or preferably beneath, the Copley Municipal Parking lot (with a Hutchins Street entrance to the lower parking level located behind the Nepveu Building, and with the existing parking surface becoming the top deck parking elevation, or the site of a community building).</u>	8 years	Planning Council
4	<u>The Selectboard should secure the old rail car loading area lease at the bottom of Pleasant St. from VTrans when it expires in 2031 so a proper parking lot can be built that services the downtown, and rail trail users at the kiosk. The Selectboard should reach out to VTrans in the interim to try to take over the lease before 2031.</u>	Prior to 2031	Selectboard
4	<u>The current status with the village paying property taxes to the town for property, including light poles, located outside the village for non-revenue producing properties (with most of the money being sent to Montpelier for education) should come to an end, either via the sale of the subject properties, or the possible expansion of the village line, so most of these properties can be located inside the village limits, and thereby become tax exempt.</u>	2 years	Village Trustees
5	<u>The Planning Council, in consultation with the Historical Society, should immediately evaluate if a demolition delay provision belongs in the town's zoning bylaw for contributing structures in Morrisville's original 1983 historic district.</u>	1 year	Planning Council
5	<u>The Planning Council, with an assist from the Historical Society, should evaluate if the historic district should be enlarged again to the south down E. High Street, Congress Street, Summer Street, Court Street, and Maple Street, as there are many largely intact historic homes in this primary residential section of the village that will be nearing 200 years in age by the time the 2022-2030 town plan expires.</u>	3-5 years	Planning Council
5	<u>The Planning Council should also examine if zoning per 24 VSA, §4414(f) should be adopted for the downtown's initial historic district</u>	2 years	Planning Council

✓ Complete via Section 207 Language (if approved)

5	<u>The Morristown Historical Society should help preserve the Civil War Bell hanging on the corner of Upper Main and Maple Streets by allocating the time, and resources, needed to help the owners of the bell, the Lamoille Valley Grace Brethren Church, preserve it, and make it available for public viewing.</u>	2 years	Planning Council & Historical Society
5	<u>The Morristown Historical Society, with backing from the Planning Council, should investigate the steps needed to designate the Grace Brethren Church, with the Civil War bell hanging in its spire, as a State and potentially even a National Historic Landmark.</u>	1 year	Historical Society
5	<u>The Conservation Commission, and the Selectboard, should work towards the purchase and conservation of the 82 acre “Bugby Springs” property (and creating recreational opportunities thereon).</u>	1 year	Conservation Commission
5	<u>The Planning Council, and Conservation Commission, should work to see if preserving the natural areas and existing scenery on our side of Elmore Mountain is attainable via instituting a design review district, or adopting an elevation limitation for new development.</u>	5 years	Planning Council
5	<u>The Planning Council should evaluate if wildlife and forest connectivity should be designated as §340 Environmental Resource Areas in the zoning bylaws to promote the health, viability, and ecological function of these important areas.</u>	3 years	Planning Council
5	<u>The Planning Council, and the Conservation Commission, should evaluate what zoning tools might be available to help better protect Molly’s Bog, and Joe’s Pond.</u>	3 years	Planning Council
5	<u>The Conservation Commission should also work towards conserving the private lands that encroach upon Molly’s Bog, and Joe’s Pond.</u>	Ongoing	Conservation Commission
6	<u>The School Board should evaluate the construction of a larger field house. Concurrent with the construction of the new field house, the school’s outdoor recreational facilities are also in need of attention. In order to allow that a regulation-sized track be rebuilt, it is recommended that the baseball field be repositioned, the tennis courts be replaced.</u>	2-3 years	School District

6	<u>To alleviate a longstanding traffic problem, the Selectboard, or the School Board, should purchase a right-of-way to connect Upper Main Street to Copley Avenue</u>	1-2 years	School District & Selectboard
8	<u>Direct new housing into the core of the village and adjacent parts of the town, support business growth in areas zoned for such, and reinforce the rural character of our town via the continued existence of the agricultural, low density residential, and open land in the rural parts of the town that create the sweeping and cherished views of our countryside.</u>	Ongoing ✓	Planning Council
9	<u>An overarching objective for our community is to encourage the protection and use of local renewable energy resources, to reduce reliance on out-of-state energy resources, and to especially reduce reliance on expensive out-of-state nonrenewable energy resources</u>	Ongoing	Selectboard & Village Trustee
9	<u>Encouraging greater efficiency, affordability, and energy conservation is a primary objective that must be kept in the forefront of all energy related decision making.</u>	Ongoing	Selectboard & Village Trustee
9	<u>The Planning Council should study if it would be worthwhile to develop thermal energy standards, or more simply, to offer a density bonus to encourage developers to use heat pumps within new townhouses and new multi-family construction, so efficient heat and air conditioning can be readily available for these new households.</u>	1 year	Planning Council
9	<u>Given the town's significant fuel use, the Selectboard should make fuel efficiency a leading component in the decision-making process when municipal vehicles are purchased. The Selectboard should also consider setting a generous fixed fuel budget every year with the goal of spending unused funds when fuel prices are low on improving the efficiency of the town's energy use.</u>	Ongoing	Selectboard
9	<u>The Selectboard should immediately look to convert the interior lighting in town owned buildings to LED bulbs to create additional energy and cost savings.</u>	1 year	Selectboard
9	<u>The Selectboard should evaluate the town's daily energy costs of \$665 to operate to find savings through achieving greater efficiencies.</u>	Ongoing	Selectboard

10	<u>This plan therefore supports the Selectboard creating a housing committee that is charged with promoting the creation of all forms of new housing, including new affordable housing, and suggesting what incentives might be offered to help developers create more housing.</u>	1 year	Selectboard & Planning Council
11	<u>The Selectboard shall exercise all the political avenues available if the Green Mountain Care Board attempts to move critical hospital operations, like Mansfield Orthopedics, out of Morrisville, to ensure the continued existence of the hospital, with the hospital offering future health care services that are at least on par with current levels.</u>	Ongoing	Selectboard
11	<u>The Planning Council should also study if there are creative ways to encourage the creation of ecologically friendly car-free housing that could be built along both the rail trail and the adjacent banks of Lake Lamoille.</u>	3 years	Planning Council
12	<u>The Planning Council should reach out to the residences at 416 Bridge Street, 965 Cadys Falls Road, 48, 51, & 69 North River Street that are believed to be in the flood zone to discuss the benefits of carrying flood insurance.</u>	3-5 years	Planning Council
12	<u>The Planning Council should study the remote Special Flood Hazard areas in the town that have not had a flood study to determine if it is logical to adopt the river corridor layer, and to develop companion zoning restrictions.</u>	3-5 years	Planning Council
13	<u>Draft zoning bylaw changes that require major development and redevelopment projects in the downtown to provide pedestrian and bicycle amenities, such as sidewalks, bike lanes, bicycle parking, and other streetscape improvements.</u>		Planning Council
13	<u>Improve and expand the existing trail system that accesses Oxbow Riverfront Park, including formalizing the footpath that connects the park to the terminus of Foundry St.</u>		Conservation Commission
13	<u>Add an access point, or footpath, connecting Foundry Street to the Rail Trail, which would formalize Rail Trail access at each side of the Oxbow park peninsula, and also create a small walking loop through Oxbow Park that is accessed from the Rail Trail.</u>		Conservation Commission