

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

Meeting Minutes of March 17, 2015

Planning Council Members Present: Andrea Beeman, Etienne Hancock, Yvette Mason, Max Paine & Tom Snipp

Planning Council Members Absent: Paul Griswold (Chair) & Mark Struhsacker

Staff: Planning Director Todd Thomas

Guests: Terry Hirschak, Tyler Hirschak & Richard “Buckwheat” Lowe

Call to Order: The meeting was called to order in the Community Meeting Room of the Tegu Building at 43 Portland Street at approximately 7:00 P.M.

Discussion: Council reorganization – Mr. Thomas explained the appointment procedures for the Council required a reorganization vote at the next meeting after Town Meeting. Members decided to postpone any reorganization vote until a full membership was present.

Discussion: Review proposed COM Zone revisions – The Council resumed the discussion from its prior meeting regarding the rezoning the Lower Village Gateway Commercial Zone into a Commercial Zone that included design review criteria. Member Hancock said that he supports adding the proposed simple design review requirements into the Commercial Zone town-wide. Mr. Thomas said that he would tweak the bike storage language and draft something more definitive for the landscaping requirement in the proposed COM Zone language. It was agreed by consensus that the revised COM Zone language would be included within the next zoning change.

Discussion: Buckwheat request for AB Zone expansion south of Goeltz Road – Richard “Buckwheat” Lowe appeared before the Council to speak about development options for his property in the Airport Business Zone, including a request to rezone his property south of Goeltz Road. Buckwheat said that he was working closely with potential buyers regarding two building projects on his property on the north side of Goeltz Road. Mr. Thomas confirmed that he has a subdivision approval and a site plan approval scheduled with the DRB for this property next Thursday. Buckwheat said that now that he is developing his property on the north side of Goeltz Road, he would like to see the Council rezone his property on the south side of the road – as allowed by the Town Plan. Members Beeman, Mason, Paine & Snipp said they supported such a rezoning. A vote of 4-1 affirmed the corresponding motion. Member Hancock said he was opposed to rezoning the property south of Goeltz Road as he thought better development opportunities for the Town included the Cheng property across from Rock Art Brewery. Member Beeman said that she was persuaded by this line of thinking but did not change her vote. Mr. Thomas said he would include parcel 12-156 on the south side of Goeltz Road within the next zoning change proposal.

Discussion: Residential Care or Group Home Zoning – Mr. Thomas provided the Council with a matrix that showed existing zoning allowances for the Residential Care or Group Home use, as well as highlighting where it was required by State law. After a lengthy discussion, the Council decided that it would only allow the Residential Care or Group Home use where required in residential zones, thereby stripping the conditional allowance for Residential Care or Group Homes with nine or more beds out of said residential zones. It was decided that a Residential Care or Group Home larger than eight beds would be too disruptive to the host residential neighborhood. Mr. Thomas said he would propose said changes within the next zoning update.

Approve prior meeting minutes – Approval of the March 3rd & February 3rd meeting minutes was tabled due to member attendance issues. Member Hancock moved to approve the January 20th meeting minutes. The motion was affirmed by a vote of 4-0-2 with Member Beeman abstaining.

The meeting adjourned at 8:05 PM – submitted by Todd Thomas, Planning Director