

**Morristown/Morrisville Planning Council**  
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**Meeting Minutes of March 3, 2015**

**Planning Council Members Present:** Paul Griswold (Chair), Etienne Hancock, Yvette Mason, Max Paine & Mark Struhsacker

**Planning Council Members Absent:** Andrea Beeman & Tom Snipp

**Staff:** Planning Director Todd Thomas

**Guests:** Terry Hirschak, Tyler Hirschak, Richard Duda & Graham Mink

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

**Discussion: Split NC Zone into MDR & Com Zone?** – Mr. Thomas reminded Council members that when he was correcting the updated zoning map submitted by the Lamoille County Regional Planning Commission, he discovered that there was an overlap between the Medium Density Residential Zone and the Neighborhood Commercial Zone on the Village section of Brooklyn Street. Mr. Thomas added that in his ongoing efforts to simplify the town's land use regulations and to reduce the number of zones, he wanted to continue working on dissolving the Neighborhood Commercial Zone into the surrounding zones. Mr. Thomas provided the previously requested blown-up sections of the zoning map showing the existing commercial locations in the Village on the north end of Brooklyn Street being placed in the Commercial Zone. He noted that the existing residential areas on Brooklyn Street in the Village would remain in the Medium Density Residential Zone and the sections of Bridge Street in the Neighborhood Commercial Zone would be added to the Central Business Zone. Mr. Thomas said that he was still unsure about what zone the Lamoille County Mental Health Building should be in. Council members, by consensus, agreed that the Industrial Zone was probably a better fit for this property than the proposed Commercial Zone. Mr. Thomas said he would make this change and Council members agreed to include these Neighborhood Commercial Zone related zoning changes within the next zoning update.

**Discussion: Merge LVGC Zone into BE Zone / COM Zone?** – Mr. Thomas said that the Council members' meeting package showed a proposal to use the recently refined design review criteria for the Business Enterprise Zone in the Lower Village Gateway Commercial Zone. Mr. Thomas juxtaposed the existing and proposed design criteria for the Lower Village Gateway Commercial Zone and the Council members, by consensus, unanimously agreed to apply the recently revised design review criteria in this area with the next zoning update. The Council also discussed simply changing this small zone into the Commercial Zone as previously suggested by Village Trustee Ed Debor. Mr. Thomas listed some of the additional uses that would be allowed in this area if such a zoning change were to take place. A brief discussion of these uses found none to be overly problematic. Council members, by consensus, were unanimous in being open to discussing changing the zoning for this area to the Commercial Zone at a public hearing with the landowners thereat, provided that any new zoning for the area contain the

recently revised design review criteria. The Council then undertook a broader discussion about including the same design review criteria that it just considered for the Lower Village Gateway Commercial Zone into the Commercial Zone town wide. Member Hancock said that via his job he travels extensively and often finds most business districts to be visually unappealing. He, therefore, said that he supports adding these simple design review requirements into the Town's existing Commercial Zone. Mr. Thomas polled the members regarding this question and it was supported by a vote of 4-1, with Member Mason in opposition. Mr. Thomas said that he would work towards providing an example of what such regulations might look like for the April 17 meeting.

**Discussion: Graham Mink for zoning changes in the HDR Zone** – Graham Mink appeared before the Council to speak about development options for his property in the High Density Residential Zone. Mr. Mink said that he was preliminarily talking with partners about a large building project on this multi-acre property that would entail dense residential and some office space and/or community facility space. Mr. Thomas pointed out that the Business/Professional Office use is only allowed residentially in the Mixed Office Residential Zone, which is located on Upper Main Street and Park Street and not in the section of the Village off Congress Street. Member Hancock said he was not inclined to allow office space within this residential section of the Village, but Members Paine, Griswold and Struhsacker were. The Council concluded this conversation with Mr. Mink and offered a future Planning Council meeting as a forum that Mr. Mink could use to speak with neighboring property owners about his development plans.

**Approve prior meeting minutes** – Approval of the January 20<sup>th</sup> & February 3<sup>rd</sup> meeting minutes was tabled due to member attendance issues.

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The meeting adjourned at 8:35 PM – submitted by Todd Thomas, Planning Director