

Morristown/Morrisville Planning Council

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Meeting Minutes of May 2, 2017

Planning Council Members Present: Paul Griswold (Chair), Etienne Hancock, Yvette Mason, Max Paine, Tom Snipp & Laura Streets

Planning Council Members Absent: Mark Struhsacker

Guests: see sign-in sheet

Staff: none present

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

Prior to opening the meeting for discussion of the proposed amendments Chairman Griswold read the Bylaw Statement of Purpose which was printed in the opening paragraphs of the Public Notice-Warned Hearing. He then reviewed the packet of information handed out to the attendees describing the sections where specific details could be found.

Assuming those in attendance had one, two or more items they were specifically interested in he stated the first part of the hearing would be to hear those concerns, questions, and recommendations. Then the amendments not discussed would be reviewed giving the attendees an opportunity to discuss them, if they wished to.

The amendments which included shelters was opened for discussion with various citizens and organizations offering their comments which included (1) eliminating shelters in residential areas and (2) changing operational requirements. Representatives from Capstone Community Action commented on the proposed definition for Shelter. They asked for the 30 day residency limit be eliminated from the proposed definition. In addition they said that it was difficult and expensive to ensure that shelter guests are not under the influence. As such, they asked that the substance abuse part of the definition also be eliminated from the proposed definition. Capstone was also opposed to the proposed 8-bed cap inclusive within the definition of shelter.

Various residents in the audience were opposed to "wet-shelter" and did not want to see substance abuse segment of the proposed shelter definition eliminated.

Other agencies questioned if these new regulations would be required of them as they are now providing some of the services covered in the shelter definition? It was assumed they would be protected unless they changed the location or increased the facilities they currently operated in. In any case their question would need to be reviewed further by the Council.

Receiving much discussion were the details within the amendment Firewood Processing. Most of the comments centered around the current operation taking place in Fairwood Parkway. Trucks, noise, hours operation were all discussed. Of particular importance to those citizens offering testimony was if enforcement of the regulations would be increased dramatically over the current status quo?

At the end of the shelter and fire wood discussion the audience was asked if they had any comments, or would like to review the other proposed amendments. There was no interest in continuing.

Chair Griswold then announced the Council had received a memo from the Board of Directors of the Lamoille County Planning Commission commenting on the proposed amendments.

Chair Griswold then reviewed the process which would follow to adopt the amendments as warned or modified. If all goes well the new regulations would be adopted within four to five weeks.

There being no further business the meeting was adjourned at 8:30 PM

Hearing: Proposed amendments to the Zoning Bylaw - The Board took public comments on the following proposed changes to the Zoning Bylaw:

- a. §205 Central Business: add brewery & shelter uses, delete car repair/sales & gas station uses
- b. §205 Commercial: add brewery & shelter uses, delete gas station use, change some conditional uses
- c. §215 Business Enterprise: add brewery use, add shelter use, add firewood processing use, change 1&2 family residential uses from permitted to conditional
- d. §225 Mixed Office Residential: add shelter use, reduce minimum lot size
- e. §230 Industrial: add brewery use, delete restaurant, bar uses, make some conditional uses permitted
- f. §235 Hospital - add shelter use, move single family use from permitted to conditional
- g. §240 Special Industrial - add brewery use, add shelter use, add firewood processing use
- h. §245 High Density Residential: add shelter use
- i. §250 Medium Density Res: add shelter use and eliminate multi-family residential use
- j. §255 Low Density Res: eliminate special setback along Rte. 100
- k. §260 Rural Residential Agricultural: eliminate 2-family use & add firewood processing use
- l. §270 Airport Business: add brewery use, add business services and firewood processing uses
- m. §280 Innovation Zone: delete zone, being merged with Industrial Zone
- n. §300 Special Protection Areas: delete source protection area for Cadys Falls
- o. §320 Flood Hazard Areas: allow administrative permits, allow fill and development in flood fringe, require 2 feet of freeboard, require elevation certs and other various flood zone protections
- p. §410-§415: Clarify Home Occupation vs Home Business requirements
- q. §411 Communications Facilities: Delete local control of communication facilities in Bylaw because such control does not and has not existed for years (Public Service Board permit)

- r. §424 Density Bonus for Tiny Dwelling Units: allow density bonus of 1 tiny house per parcel
- s. §450 Parking requirements: strike and replace parking requirements & ratios to modernize bylaw
- t. §479 Signs: clarify local requirements for campaign signs
- u. §500 Site Plan Approval: make minor improvements to site plan requirements including dumpster screening and enhanced landscaping requirements
- v. §510 PUD: add Act 250 driven changes for prime ag protection to the conservation subdivision bylaw
- w. §630 Conditional Use: change conditional use requirements, density bonus for property manager
- x. §700: Make various changes to subdivision approval process, including changing the size of a major subdivision to more than one new lot, allow admin. approval of minor subdivisions, surety changes
- y. Definitions: add or revise definitions for Shelter, Family, Occupancy, Bedroom, and Family
- z. §1000-§1140 Various zone boundary changes: including the south side of Upper Main Street (MOR to CB Zone), south of the Potash Brook from HRD to MDR Zone & Fairwood Parkway neighborhood from MDR Zone to LDR Zone & various housekeeping items to correct boundary descriptions