

# **MORRISVILLE / MORRISTOWN** **PLANNING COUNCIL AGENDA**

**Tuesday 28 June 2022 at 6:00 P.M.**

**@ Copley Country Club, 441 Copley Country Club Rd.  
Seating under tent adjacent to the Clubhouse Veranda**

1. Approve: Prior Council meeting minutes
2. Neighbor meeting: Brooklyn St from Rail Trail to Ace Glass
3. Discuss: §207 Historic Preservation changes (Paul Trudell)



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

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**Meeting Minutes of Tuesday 14 June 2022**

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

**Council Members absent:** Joshua Goldstein

**Guests present:** Selectboard Member Don McDowell, Tim Magee, Gary Nowak of the Lamoille County Stargazers, Chris Ransom, and Conservation Commission Members: Ron Stancliff, Kristen Connolly, and Jessica Zehngut

**Staff:** Planning Director Todd Thomas

**Call to Order:** Chair Hancock called the meeting to order on the veranda of the clubhouse at Copley Country Club at approximately 6:00 P.M.

**Prior meeting minutes** – A vote on the May 24<sup>th</sup> meeting minutes was tabled due to quorum issues.

**Discuss: Lamoille Stargazers regarding light pollution** – Gary Nowak of the Lamoille County Stargazers met with the Planning Council to talk about the upcoming total solar eclipse, and light pollution in Morrisville. Mr. Nowak, starting with the eclipse, noted that the last full solar eclipse for 55 years would be coming to Morrisville at 3:17 PM on 8 April 2024. He stressed that the Town should be prepared for an onslaught of eclipse viewing tourists if the weather cooperated. In regards to light pollution, Mr. Nowak emphasized that the old-fashioned style street lights on Copley Ave were detrimental to the usefulness of the Grout observatory on the adjacent school campus. Member Snipp said that some of these lights were owned by the school, but the municipal streetlights are already slated to be switched to LED in the coming months. Mr. Nowak proposed specific zoning changes in regards to curbing light pollution. Mr. Thomas said that the Council would review his proposals and make corresponding decisions at the June 28<sup>th</sup> Council meeting.

**Discuss: Conservation Commission regarding the Conservation Subdivision Bylaw** – Conservation Commission Co-Chair Kristen Connolly appeared before the Council regarding a letter dated 12 June 2022 that examined the Conservation Subdivision Bylaw, and recommended the Zoning Bylaws to be amended to delete the density of environmentally sensitive, and otherwise unbuildable areas, from development proposals. Discussion began by debating if the existing Section 5 bonus should remain part of the Conservation Subdivision Bylaw. Ms. Connolly suggested eliminating it. Mr. Thomas said that the bonus allowed too much density, and was a liability as written. The Council directed Mr. Thomas to bring the meeting minutes for when this bonus was last revised, and the bylaw's original bonus language, to the next Council meeting. Member Foster expressed strong opposition to the Conservation Commission proposal to delete the area of found environmental constraints from density calculations during the zoning process. The Council again discussed the upfront soft costs of finding and sizing these environmental constraints. Chair Hancock expressed concern regarding adding more



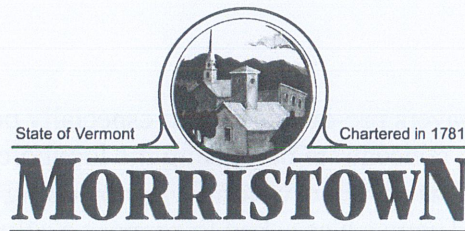
engineering costs to taxpayers pre-development, especially politically. Chair Hancock said that he would like to concentrate on closing the loophole where developers recently avoided using the Conservation Subdivision Bylaw by doing multiple 2-lot at a time minor subdivisions. Mr. Thomas was asked to propose a solution to this issue for the next Council meeting. Ms. Connolly suggested that forest connectivity, and connectivity of new open space to existing open space, be added as a goal, and possibly even a bonus of a revised Conservation Subdivision Bylaw.

**Discuss: Joint Rules of Procedure** – Mr. Thomas shared that the Joint Rules of Procedure document, which was included in the evening's meeting package, had now been approved by both Legislative Bodies. Member Foster said that he was glad to see that the current non-town resident board members were now grandfathered by the new rules, but lamented that the revised rule's retained exclusionary residency requirements.

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The meeting adjourned at 8:00 PM, submitted by Todd Thomas, Planning Director





Planning Council  
PO Box 748  
Morrisville, VT 05661

(802) 888-6373  
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23 June 2022

Dear resident / property-owner,

You are invited to an informal meeting being held by the Morrisville/Morristown Planning Council on **Tuesday 28 June 2022 at 6:00 P.M. at Copley Country Club, which is located off Maple Street in Morrisville.** Depending on the weather, the meeting will be held at the clubhouse building at 441 Copley Country Club Drive, or under the large white tent adjacent to the clubhouse. Each location provides a relatively safe space for a public meeting space in consideration of Covid-19. This informal meeting will allow for the Planning Council to hear your thoughts about a proposed zoning change proposed along Brooklyn Street, from the Rail-Trail on the south end of Brooklyn Street to the entrance of the Brooklyn Heights condos on the north end of Brooklyn Street. This proposed change, if approved, would currently only change your neighborhood's zoning on the west side of this section of Brooklyn Heights from Medium Density Residential to High Density Residential (see enclosed map). The result of this change would be a halving of the existing minimum lot size, which could allow many properties on the west side of the street to subdivide and sell a house lot(s). The zoning change would, more significantly, also allow for some of the existing buildings to be torn down and replaced by multi-family developments on this side of the street. Please be aware, presently, the aforementioned zoning changes would not be available to property owners on the east, or river, side of the street.

If you cannot attend next week's informal meeting on the 28<sup>th</sup>, but would still like to provide input on this zoning change proposal, please contact me at 888-6373 or via email at [tthomas@morristownvt.org](mailto:tthomas@morristownvt.org). I will also be happy to answer any general questions about this proposed zoning change before or after the meeting.

Thank you for your time and consideration of this important matter.

Sincerely,

Todd Thomas, AICP  
Planning Director





# Lower Brooklyn St HDR Buildout analysis

Morristown, VT

CAI Technologies  
Precision Mapping. Unparalleled Solutions.

May 20, 2022

1 inch = 200 Feet

www.cai-tech.com

Yellow area shows  
Zoning change  
area

0 200 400 600



red area  
not currently  
included in  
Zoning change 5

PWater	Railroad	WaterLines
Private Road	Right of Way	Water-poly
Property Line	Private Road ROW	
Public Road	Property Hook	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

# of # on each parcel shows existing units versus max density



41 BROOKLYN STREET LLC  
524 LAMPLITE LANE  
WILLISTON, VT 05496

CHALLENGER CYNTHIA A  
65 BROOKLYN HEIGHTS UNIT 3  
MORRISVILLE, VT 05661

HAMEL LIVING TRUST  
HAMEL GERALD H & DONNA K  
98 BROOKLYN HEIGHTS UNIT 2  
MORRISVILLE, VT 05661

ALEXANDER WILLIAM K & EDW  
ALEXANDER BARBARA D  
C/O FLORENCE ALEXANDER  
98 BROOKLYN HEIGHTS UNIT 1  
MORRISVILLE, VT 05661

CLEVELAND BETH ANN  
91 BROOKLYN HEIGHTS UNIT 3  
MORRISVILLE, VT 05661

HASELTON ROGER M  
HASELTON ANNA MARIE  
130 BROOKLYN STREET  
MORRISVILLE, VT 05661

ANDERSON KIRKLAND LEE  
ANDERSON MELISSA ELLEN  
61 BROOKLYN HEIGHTS UNIT 1  
MORRISVILLE, VT 05661

CORROW REVOCABLE LIVING T  
TRUSTEES: DOUGLAS L & BEV  
131 BROOKLYN STREET  
MORRISVILLE, VT 05661

HATCH JANET  
PO BOX 635  
MORRISVILLE, VT 05661

BARTHOLOMEW BETSY A  
98-UNIT 5 BROOKLYN HEIGHTS  
MORRISVILLE, VT 05661

DAMBACH JESSICA  
65 BROOKLYN HEIGHTS UNIT 4  
MORRISVILLE, VT 05661-5902

HEINTZ LILLIAN - LIFE EST  
98 BROOKLYN HEIGHTS APT 6  
MORRISVILLE, VT 05661

BARTLETT BRUCE  
BARTLETT WILLIAM & ROBERT  
330 SUNSET DRIVE SO  
ST PETERSBURG, FL 33707

DEMARS MARGARET  
198 FARR AVENUE  
MORRISVILLE, VT 05661

MARTIN URBAN III & DENISE  
PO BOX 1118  
MORRISVILLE, VT 05661

BELANGER RAYMOND W & MICH  
PO BOX 228  
MORRISVILLE, VT 05661

DEMARS PROPERTIES LLC  
275 BROOKLYN ST  
MORRISVILLE, VT 05661

MELCHER FRANCES - LIFE ES  
PO BOX 118  
MORRISVILLE, VT 05661

BESSETTE PHILLIP  
99 BROOKLYN HEIGHTS UNIT 4  
MORRISVILLE, VT 05661-5903

DERICO VINCENT C  
PO BOX 812  
STOWE, VT 05672

MERRIAM ALBERT E - LIFE E  
MERRIAM MILDRED B  
PO BOX 1391  
MORRISVILLE, VT 05661-1391

BOURNE WILLIAM  
PO BOX 1419  
MORRISVILLE, VT 05661-9306

FAITH MARK A & JENNIFER  
PO BOX 799  
MORRISVILLE, VT 05661

MILLER ALI E  
79 BROOKLYN HEIGHTS UNIT 1  
MORRISVILLE, VT 05661

BRIGGS GARY L & LINDA J  
76 BROOKLYN STREET  
MORRISVILLE, VT 05661

FOURNIER MARGUERITE - LIF  
98 BROOKLYN HEIGHTS UNIT 3  
MORRISVILLE, VT 05661

NAPOLI ANGELA M  
65 BROOKLYN HEIGHTS UNIT 2  
MORRISVILLE, VT 05661

BRINK SUNNY A  
91-2 BROOKLYN HEIGHTS  
MORRISVILLE, VT 05661

G AND D LLC  
PO BOX 882  
STOWE, VT 05672

NICHOLS MARY L  
99 BROOKLYN HEIGHTS UNIT 3  
MORRISVILLE, VT 05661



PAIGE JAMES & MICHELLE  
64 BROOKLYN STREET  
MORRISVILLE, VT 05661

STANCLIFF SCOTT & DESJARL  
82 BROOKLYN STREET  
MORRISVILLE, VT 05661

PRITCHARD ROBERT  
PRITCHARD NANCY  
429 COTTAGE STREET  
MORRISVILLE, VT 05661

STUTZENSTEIN CONSTANZE  
STUTZENSTEIN JASMINE  
755 GOLF COURSE ROAD  
MORRISVILLE, VT 05661

REEN WILLIAM & GEORGIA  
148 BROOKLYN STREET  
MORRISVILLE, VT 05661

WARD DONALD  
WARD MARIA  
177 CARPENTIER FARM RD  
MORRISVILLE, VT 05661

REYNOLDS HOLLY  
99 BROOKLYN HEIGHTS UNIT 2  
MORRISVILLE, VT 05661

WEINBERG RICHARD & DEON  
79 BROOKLYN HEIGHTS UNIT 6  
MORRISVILLE, VT 05661

ROBINSON JOAN  
91 BROOKLYN HEIGHTS UNIT 4  
MORRISVILLE, VT 05661

WEST NICOLE C  
61 BROOKLYN HEIGHTS UNIT 2  
MORRISVILLE, VT 05661

ROCHETTE PHILIP - LIFE ES  
ROCHETTE BETTE  
98 BROOKLYN HEIGHTS UNIT 4  
MORRISVILLE, VT 05661

SCHUSTER LESLEY E  
61 BROOKLYN HEIGHTS UNIT 3  
MORRISVILLE, VT 05661

SICHLER NANCY  
79 BROOKLYN HEIGHTS UNIT 4  
MORRISVILLE, VT 05661

SMITH MARY E - LIFE ESTAT  
91 BROOKLYN HTS UNIT 1  
MORRISVILLE, VT 05661-5905

SPRAGUE DUANE - LIFE ESTA  
SPRAGUE RETA JANE  
99 BROOKLYN HEIGHTS UNIT 1  
MORRISVILLE, VT 05661



## **Section 207. Historic Preservation Criteria.**

**207.1 Goals:** The goals of the §207 Historic Preservation Criteria are to (1) protect the built character of the Morrisville Historic District (referred to hereafter as the MHD), (2) ensure that the built forms of the remaining "Contributing Structures" that are protected by this Bylaw remain in perpetuity, (3) protect the unique and rich late 19th Century architecture found on the main commercial thoroughfares in the MHD), and (4) provide a minimum set of prescriptive requirements to ensure that the facades of new buildings constructed within the MHD reasonable match the architectural features commonly found on nearby Contributing Structures.

**207.2 Applicability:** The following Historic Preservation Criteria are required for ~~development with building facades that~~ frontage on the following streets within the Central Business (CB) Zone: Bridge, Portland, Hutchins, Lower & Upper Main, Pleasant, ~~(Rte. 100 section only)~~, Hutchins, as well as the sections of Brooklyn Street and Jersey Heights that are located in High Density Residential Zone (except for Section 207.3f) Jersey Heights (below sections B, C, D only), Lower Main, Pleasant, Portland, and Upper Main (non-Route 12 section only) to protect and enhance the built character of Morrisville's Historic District, which is listed on the National Register of Historic Places;.

**207.3 Criteria:** Specific Historic Preservation Criteria are as follows:

- a. Building Height. Minimum Building Height along said Streets is 25 feet.
- b. Building Materials. All Development shall use "Preferred Exterior Building Materials" to protect the built ~~cultural~~ architectural legacy of said Streets. Preferred Exterior Building Materials are brick, glass, natural stone, ~~fiber cement siding, and~~ wood, and solid (not formed) siding choices that are meant to mimic the appearance and density of wood siding. Vinyl siding and trim, and similar formed materials that require a J-Channel at joints, are explicitly excluded from being considered a "Preferred Exterior Building Material." The front of all Buildings in said Streets shall incorporate at least one of such preferred exterior building material. Metal or vinyl siding may also be utilized on the front of the building, but only in conjunction with the use of at least two of the aforementioned preferred building materials. Metal or vinyl siding shall be limited to a maximum of 50% of any building front along said Street. Any vinyl siding shall be color certified by the Vinyl Siding Institute. Nothing in this section of the bylaw shall prohibit the use of materials not listed as preferred, provided the Zoning Administrator or DRB finds the proposed materials meet the stated objective of this zone.
- c. Corner Boards: Corner boards shall be at least 6" in width.
- d. Eave Rakes: Eave Rakes shall be no taller than 6"
- e. Frieze boards: Frieze Boards shall be of a width that matches the intersecting corner board with no step (in the example below, the 10:12 pitch results in a frieze board width of approximately 10 inches);

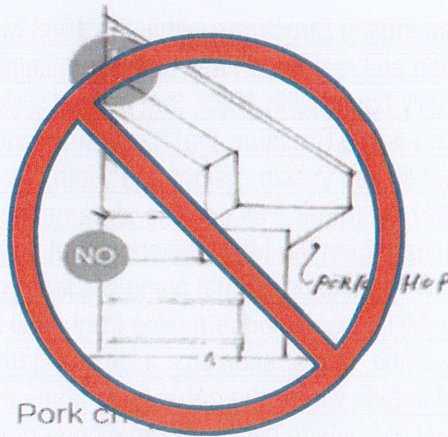


Frieze intersection at corner board



68 George St.

- f. Front Setback: Mandatory build sidewalk / property line along said Streets (no more than an eight foot front setback allowed).
- g. Gable ends: Gable ends may be angled or closed with a classic short or full-length freeze return. Pork chop returns are not allowed.



<https://www.finehomebuilding.com/project-guides/siding-exterior-trim/design-build-gable-end-eave-design>

- g.h. Glazing. The ground floor of a building facade that parallels the parcel's Street frontage shall be 50% glazed, which refers to a collection of panes or full sheets of glass, set within frames such as windows or doors.
- h.i. Mix of Uses. The DRB ~~may~~must grant a Waiver for any Dwelling Unit, Multi-Family use that does not include ~~only Residential Use~~ a Business Services use or a Retail Sales of Goods & Services use on the ground / first floor along said Streets in the Central Business Zone if doing so meets at least two of the goals specified in §204.4.
- i.j. Rooflines. Development of all rooflines on said Streets shall incorporate extended parapets or projecting cornices when a flat roof is proposed or when rooftop mechanical screening is required per Design Criteria §206gf.



j.k. Soffits. Soffits shall be angled (follow the pitch of the roof), or closed (soffit perpendicular to the wall).

l. Windows. Windows on said Streets shall comply with the following requirements:

1. All windows shall be at least twice as tall as they are wide (unless specifically traced to the architecture utilized in the pre1950 building being replaced/repared).
2. Windows must be double or single hung, one over one, or two over two, 'lite' styles. Replacement windows may be casements when the single or double-hung effect is simulated.
3. Windows may be wood, fiberglass, or metal clad, but may not be vinyl.
4. A single window size, other than for the store-front windows, shall be used throughout the building unless the building being replaced can be shown to have similar fenestration pattern to the pre-1950 building that existed on the property.
5. Any proposed ground-floor storefront windows shall be similar in size and location as the pre-1950 commercial building that was formerly located on the property.

m. Waiver. Other than the Mix of Use Waiver specified under section §207.3(i), the Zoning Administrator, or Development Review Board, shall not waive any of the §207.3 requirements unless it is specifically needed for the rehabilitation of "certified rehabilitation" under the US Secretary of the Interior's 'Standards for Rehabilitation', as regulated by the National Park Service per 36 CFR 67, and the Vermont Department for Historic Preservation. The project owner shall produce the historic rehabilitation plan, and the approval letter from the noted agencies, requiring the use of any non-conforming materials or features.

207.4 Remaining Contributing Structures within the 1983 MHD (not the 2006 expansion): Development that will demolish and replace any of the remaining pre-1950 Contributing Structures in the MHD, as originally bounded in 1983, that are not a single-family homes or Accessory Structures, shall be replaced with a Structure that has a substantially similar façade, and architectural details, including but not limited to size, height and width, as described in the MHD, and filed in the National Register of Historic Places. The aforementioned replicated architectural details may only change or terminate from the MHD description at a point no less than 30 feet into the depth of the lot, as measured from the horizontal plane of the front façade. Any replication of a Contributing Structure in the MHD that includes a false front shall keep with the original façade proportions, including cornice line, fenestration size, siding and trim widths, and include its "Morrisville Ears" which are used to hide where the gable ends abuts the false front. Outside of this specially regulated 30 feet of frontage depth, all development shall otherwise comply with §207.3.