



SELECTBOARD MEETING OF November 16, 2010

Members Present: Brian Kellogg, Min Cote, Dave Yacovone and Bob Beeman (arrived at 7:00PM)

Department Heads: Dan Lindley, Town Administrator; Todd Thomas, Zoning Administrator/Planner.

Guests: Leon Whitcomb, Rhoda Bedell, Steve Rae, Robert Budliger, Charlie McArthur, Polly McArthur, Jason McArthur, Bill Thomas, Wyatt Jennison, Dorthy Reeve, Peter Bourne, Tim Sargent, Dana Wildes, Jessica Jennison, Bill Henchy, Max Paine, Bill Thomas, Lauren Traister, Paul Griswold, and Reeves Larson.

Meeting was called to order at 6:00PM in the Tegu Building Community Meeting Room by Brian Kellogg, Chair.

I. Agenda Changes, Announcements & Additions

1. Add Discuss & Approve Design cost for the Industrial Park Sewer.

II. ZONING BYLAW HEARING

1. Airport Business District- Proposed Changes

- a. To create a business/light industry zoning district complementary to the Morrisville-Stowe Airport, with the district located along each side of VT RT 100
- b. To define the Airport Business District Boundary description
- c. To amend the existing bylaw to make the land comprising the new Airport Business District regular under the PAS bylaw
- d. Protection of Prime Agricultural Soils (PAS) within the Sewer Service Market Area -to amend the zoning district boundary description to include the additional area.

Questions from Village Trustees-

1. As a matter of planning, should industrial businesses ideally discharge sewage to the town/village sewer plant? **Yes**
2. What impact does each new industrial customer attached to the town/village sewer system have on rates for the average residential user on the system? **The more people that use the system the lower the rates are.**
3. How far and at what cost to run sewer to the proposed new industrial airport zone. **It is hope that the ABD can develop over time to a point where the town can consider and support an investment to extend sewer capabilities to the area.**
4. If not connected to the sewer system, what types of industrial businesses would be precluded from situating in the proposed new industrial airport zone. (i.e. – would it be likely that a food processor, agricultural-based value/added business not need sewer and water?) **Anything of this nature would have to be permitted by the DRB.**

5. Could a Rock Art Beer Company locate in this zone as proposed? If no, does that make sense? **There could be a brewery in this area, but it is not meant to have retail.**
6. If you do intend to run sewer and water down Route 100 to the new industrial airport zone, will Act 250 allow connection between the current TSSA and the new industrial airport zone? (al la Milton, VT) **Act 250 may not allow other business to hook onto sewer only the industrial business the line runs to, as with the situation in Milton.**
7. Given the answers to the preceding questions, does it make sense to enlarge this district back up Route 100 or find another area closer to the "growth center" that will permit reasonably cost sewerage and water to benefit all rate payers and allow for more flexibility of industrial use? **We already have the BED which is a closer growth area. It will be a long time before sewer is available to run out to the ABD.**

The Trustee's feel that they should be directly involved with the voting on any changes to zoning within the village limits. The village is a legally constituted municipality and the trustees are the voted legislative body for the village.

2. Lower Village Gateway Commercial District

- a. To add additional area to the existing zoning district including land on the opposite side of VT RT 100 and to make minor revisions to the bylaw, including changes to the conditional uses therein.
- b. To amend the zoning district boundary description to include the additional area

Neighboring residents feel that the properties surrounding the outline of the LVGD should either be residential or commercial but not both. When making the decision to outline the LVGD the Planning Commission used the Village Boundary's which has cause some of the properties to be split, so with the proposed extension of LVGD some of the properties will be part residential and part will be commercial.

3. Signs- to streamline sing regulations, to regulate window signage, to increase and decrease specific sign size allowances and to add additional signage allowances for awnings and umbrellas.

- a. Limited the square footage on directory board signs to one sign not more than 10sq. ft
- b. Reduced the sign footage from 100 sq. ft to 70 sq feet in the CBD, COM zoning districts and 50 sq. ft in the NCD, BED, IND, LVGD and residential business structures in the SUD zoning district.

The Selectboard would like to see 100sq. ft in the Commercial district but 70 or less in the Village.

4. Revise Definition of Restaurant- Includes diner, bar, lounge, nightclub, and similar establishments, but does not include Drive-In Restaurant or Refreshment Stand.

The Selectboard shoes not to make a decision tonight on the changes to the Zoning Bylaws, but would like to further research the boundaries of the LVGD. They will warn the Bylaw Changes for the next meeting on November 29, 2010.

III. OLD BUSINESS-

1. **Industrial Park Sewer Design-** the cost of the design is going to be \$15,500; the Village Water & Light has agreed to split the cost with the Town. Dan would like to take the Town's portion of \$7,750 out of the Reserve Fund.

Motion made by Dave Yacovone, seconded by Min Cote to approve the Sewer Design cost of \$7750 from the Reserve Fund. Motion approved. (4/0)

IV. ADJOURN

Motion made by Dave Yacovone, seconded by Min Cote to adjourn the meeting at 7:30PM. Motion approved (4/0).

Respectfully submitted and filed this 17th day of November, 2010
Erica Reed, Administrative Assistant

Please note that all minutes are in draft form unless otherwise stated and are approved at the next meeting.