



SELECTBOARD MEETING OF May 5, 2009

Members Present: Shaun Bryer, Brian Kellogg, Bob Beeman, Todd Yando.

Department Heads: Dan Lindley, TA; Mark Leonard, Zoning Administer.

Guests: Paul Griswold, Ed Debour, Heather Sargent, John Myer, Max Paine, Andrew Volansky, Leon Whitcomb, Rhoda Bedell, Bill Rossmassler.

Meeting was called to order at 6:00PM in the Tegu Building Community Meeting room by Shaun Bryer, Chair.

I. AGENDA CHANGES & ANNOUNCEMENTS

II. NEW BUSINESS

Zoning Bylaws 1st in a series of 3 hearings; proposed changes as follows:

1. Section 205 - Central Business District – establish minimum lot size per residential unit
2. Section 220 – Neighborhood Commercial District – changes in conditional uses
3. Section 225 – Mixed Office Residential District (previously known as the Mixed Mercantile-Residential District) – changes in permitted and conditional uses
4. Section 230 – Industrial District – add new conditional uses
5. Section 255 – Low Density Residential District – changes to setbacks for properties fronting VT Route 100 outside the Village
6. Section 260 – Rural Residential with Agriculture District – changes to conditional uses
7. Section 404 – Other Permits and Regulations – require state water supply/wastewater permits prior to construction of structures approved in zoning permits
8. Section 510 – Planned Unit Developments – add residential density bonuses
9. Sections 710, 740 and 750 of Article VII – Subdivision Application and Approval Procedure – modifications to review and approval process for minor (3 or fewer lots) subdivisions
10. Section 830 – Sidewalks, Curbing and Lighting – waive required infrastructure improvements for minor (3 or fewer) subdivisions
11. Section 840 – Utilities (Water Supply and Wastewater Disposal) – eliminate subdivision review for water supply & wastewater disposal systems to recognize state jurisdiction over these systems
12. Section 860.3 – Screening and Landscaping (Subdivisions) – add more specific requirements
13. Section (new) – add landscape design standards
14. Section 910 – Definitions - new and revised definitions
15. Districts boundary changes for: Special Use, Low Density Residential, Business Enterprise, Commercial
16. Other changes mandated by revisions to 24 VSA Chapter 117

Public Comments:

If you have an existing building on Rt. 100 how will the proposed change affect your property? This only applies to low density areas, setback is a structural restriction. Preexisting properties will be grandfather unless you plan to put an addition on it.

What has been the effect on business with current bylaws vs. proposed changes for the last 6 years and how many businesses have wanted to locate here but couldn't because of our current bylaws? At this point no case study has been done regarding current vs. proposed changes. We would need to conduct an in depth study.

Planning Commission Future Projects-

1. Rt. 100 Corridor
2. Scenic Byway- currently Stowe and Waterbury are working together to complete their end, this would connect Morrisville to Stowe and Waterbury.
3. Airport District, which coincides with Rt. 100 corridor
4. Multiuse pathway between Morrisville, and Stowe.
5. Truck Route
6. Municipal infrastructure collaborative with town, village on sewer and water.

The board discussed these idea with the planning commission and felt that the Truck Rote and the Rt. 100 corridors are the most important, and would like to see these at the top of the list. A new budget to work with LCPC will begin July 1, 2009. The Selectboard and the public thanked the Planning Commission and LCPC for all their hard work.

Next hearing for the Zoning Bylaw proposed changes will be May 26th, 2009 and the Third the Board has scheduled June 3, 2009. The third hearing will be more formal, the Selectboard will ask the community to sign up to speak about the BOP so that everyone that wants gets a chance to be heard.

III. ADJOURN

Motion made by Bob Beeman, seconded by Todd Yando to adjourn meeting at 6:50PM. Motion approved. (5/0)

Respectfully submitted and filed this 7th day of May 2009

Erica Reed, Administrative Assistant

Please note that all minutes are in draft form unless otherwise stated.