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**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of December 21, 2004

Members Present: Richard Duda, Bruce Tomlinson, Sam Guy, Andrew Volansky

Members Absent: Bill Henchy, Kelly Rogers, John Meyer

Guests: Carl Fortune (Morristown Development Review Board), Mike Miller (LCPC)

Recorder: Mark Leonard, Zoning Administrator (ZA)

Sam called the meeting to order at 7:05 PM. Minutes of the November 16, 2004 meeting were reviewed and approved. Tonight's meeting was intended to be a joint meeting with the Development Review Board; however, only Carl Fortune was present from the DRB.

Mike Miller presented an overview of legislative changes to Chapter 117, Title 24 of the Vermont Statutes. The Chapter 117 changes mandate a number of zoning and subdivision bylaw changes, some of which take effect on September 1, 2005 while others do not become effective until September 2011. When the town updates its bylaws, the mandated changes should be incorporated.

The immediate (September 2005) changes address requirements for multi-unit and multi-family dwellings, accessory dwellings, existing small lots, home occupations, and nonconformities (encompassing what have been previously described as non-conforming uses and non-complying structures). A number of administrative changes for warning and approving zoning permits by the ZA and procedures for Development Review Board hearings and appeals are also included. The Planning Commission will need to review these changes and act on those requiring bylaw amendments.

The ZA informally presented a list of bylaws that should be reviewed based on applications and decisions over the past year. He will draft a comprehensive list of topics to be reviewed for possible changes as the Commission reviews the bylaws over the next few months. The issue of signs, discussed at the last meeting, will be one of the primary topics for review. The ZA will solicit information from other towns on how they are dealing with signs and contact local businesses to ensure they are made aware of the issue and have the opportunity to participate in discussions on any possible changes.

The meeting adjourned at 8:15 PM.

Respectfully submitted,

Mark Leonard, recorder

Minutes approved on: 1/18/05