

MORRISTOWN/MORRISVILLE PLANNING COMMISSION
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Meeting Minutes of December 18, 2012

Present: Paul Griswold, Etienne Hancock, Reeves Larson, John Meyer (Chair), Max Paine, Mark Struhsacker & Tom Snipp

Members Absent: None

Staff: Todd Thomas, Zoning Administrator & Planner

Guests: Resident Ed Debor arrived during the land use chapter discussion.

Call to Order: The meeting was called to order at approximately 7:05 P.M.

Approve prior meeting minutes – Member Griswold moved to approve the November 20th meeting minutes. The motion was affirmed by a vote of 5-0-2, with Members Larson & Snipp abstaining. Member Paine moved to approve the December 4th meeting minutes. The motion was affirmed by a vote of 5-0-2, with Members Griswold & Meyer abstaining.

Discussion: Education Chapter of the Town Plan – Commission Members thanked Tracy Wrend for her hard work in drafting the revised Education Chapter of the Town Plan. Member Griswold said that he would like to trim the proposed chapter down so it focused more on educational issues that impact land use. Member Larson said that he would like to keep the chapter as is. Member Struhsacker suggested keeping the existed chapter as an addendum, but presenting a more streamlined chapter for the Town Plan. ZA Thomas said that he would post the full version of the Education Chapter on the zoning website. Member Griswold said that the streamlined chapter should emphasize the capital needs for the next five years, especially the need for a new field house. ZA Thomas said that he would have the streamlined plan available for the next Commission meeting.

Discussion: Community Profile Chapter of the Town Plan – Member Griswold noted two typos that needed to be fixed in the revised Community Profile Chapter of the Town Plan. Member Griswold also asked that the potential development pressure from recent investments in Newport/Jay Peak be noted in the Future Population Growth section of the chapter.

Discussion: Land Use Chapter of the Town Plan – ZA Thomas said that the Land Use Chapter, as currently drafted, required further revisions now that he had confirmed that Bishop Marshall did not intend to develop its property. He also added that the current mix of landowners in the Airport Business zone would limit development therein. ZA Thomas spoke about the limited viability of the Cheng property across from Bishop Marshall as a site for one of two businesses, but not as a place where the entire 20 acres would be developed. ZA Thomas said that he met with that the Village Trustees on Monday night and that they may consider selling a portion of its property between Trombley Hill Road and Center Road if it was zoned commercial and was viable for the business that were

currently looking to expand or relocate in Morristown. Resident Ed Debor said that he believed the Commission was being myopic by looking at specific sites to zone for business and instead should be looking at what the correct percentage of land zoned for business, residences and conserved land should be. ZA Thomas said that he would add this recommendation to the Land Use Chapter of the Town Plan. Member Meyer said that he wants more information about the Village's Trombley Hill parcel, such as the carrying capacity of the roads, before agreeing to look at a zoning change in this area. Member Hancock questioned if the Commission was being reactionary to the four businesses that wanted to come into Town. Member Griswold said that we should be looking to help these businesses. Member Thomas said that the current zoning effort may seem reactionary to these businesses, but it was actually more of a reaction to the recently discovered non-viability of last fifteen years of planning that created the BE zone mostly on the lands of Bishop Marshall. ZA Thomas reiterated that he was simply looking for direction from the Commission for the Land Use Chapter about where more business zoning could be allowed. The Members mentioned the following sites as places to study in the Town Plan for additional business zoning: the Cheng property across from Bishop Marshall, the property on the corner of Golf Course Road and LaPorte Road, the pumpkin patch on Stagecoach Road north of Morristown Corners, the aforementioned Village parcel on Trombley Hill Road and extending the BE zone from its current southern terminus so it connects with the airport. Member Hancock said that he would like to have these options ranked in the revised Land Use Chapter. The Commission also asked ZA Thomas to speak with the Chengs' about a potential land swap when he meets with them at the end of the month. ZA Thomas said that he would and that he would provide a revised Land Use Chapter to the Commission before its next meeting.

Discussion: Town Plan update schedule – The commission agreed to reschedule its next meeting from Tuesday January 1, 2013 to Thursday January 3, 2013.

The meeting adjourned at approximately 8:50 P.M.

Respectfully submitted by Todd Thomas, ZA