

**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of December 18, 2001

Members Present: Julia Compagna, Kevin Lane, Bruce Tomlinson, Sam Guy, Kelly Rogers, and Bill Henchey

Members Absent: none

Guests: Nancy Pritchard, Cynthia Tokos, Heidi Krantz

Due to the late arrival of several members, the meeting was officially called to order at 8:05 PM. by Sam Guy, Chair. The minutes of the December 4, 2001 meeting were reviewed. Sam made a motion to approve the minutes as written, Kevin seconded the motion, and it was approved unanimously.

Nancy Pritchard appeared to voice concerns over the apparent lack of restrictions on the number of houses in the High Density Residential (HDR) District that could be subdivided into multiple units or apartments. She is concerned that multiple units, especially where there is no landlord residing at the premises, tend to have more 'quality of life' problems. Without landlords present at these properties, there is less supervision of tenant activities.

Nancy related that she had seen other states and towns which had established limits on the number of houses, as a percentage of the total in a given district or neighborhood, which could be converted to multiple units. She offered to research some of these towns' bylaws and restrictions and hoped the Planning Commission would review this issue.

Sam and Bill stressed that there continues to be high demand for affordable rental units and that the HDR is specifically zoned for multi-family residences on individual properties. They said landlords have very limited rights under state laws to address problems or behavior by their tenants. Bill went on to say that any effort to change zoning laws to address the concerns raised needed to be part of a larger community-based effort to improve conditions for all residents in a given neighborhood.

Heidi Krantz, Morristown Community Partnership Coordinator, introduced Cynthia Tokos who had prepared an Economic Opportunity Study of Morristown. Key issues addressed in it are: infrastructure, community promotion, perceived 'either/or' options, and leadership. Her general conclusions were that the community and its representative bodies had thoroughly studied the issues and challenges it faced and needed to move from the planning to execution phase. Heidi mentioned that several suggested activities and projects are getting underway now. A Community Newsletter, which Heidi is developing, was mentioned as a medium for getting the word out. For complete details, the study is available for review at the town office and copies will be provided to the Planning Commission, Development Review Board, and Selectboard.

The Zoning Administrator reported that he had researched the permit history at the old Mac Miller chicken farm on Cadys Falls Road, now owned by Marc and Dianne Cote. Several conditional use permits were issued in the early 1990s allowing for various storage and woodworking activities. The present uses of the barns could be construed as continuing these activities, if not the actual purposes for which they were originally permitted. In the case of Jourdain's Electric, however, it appears that in addition to storage, there is an office being maintained. The Zoning Administrator will contact the owners and advise them of the possible violation. He updated the members on ongoing enforcement actions regarding the Audet property on Cadys Falls Road. He requested that members approve receiving routine Commission correspondence (minutes, agendas, etc) via email. The members agreed to use this method. He also mentioned the start of efforts to develop a town website that would be one more medium to get information to and from the community.

There was discussion among the members on the possibility of getting Suss Microtech (formerly Karl Suss) to relocate from their current facilities in Waterbury to Morristown. There needs to be a formal overture to the company by an authorized member of the Selectboard. This should be brought to the Selectboard's attention at the joint MPC/DRB meeting on January 15, 2002.

Julia informed the members that the Selectboard had formally voted on December 10, 2001 to remove the barn mini-storage bylaw, effective on December 31, 2001. She asked the zoning administrator to determine if a new cover sheet for the bylaws was needed, reflecting their amendment as of December 31, 2001. She also asked him to check minutes going back to November 13, 2000 to see when the current bylaws were formally adopted.

With the previous barn mini-storage bylaw now voided, Julia made a motion to draft a new mini-storage bylaw and Bill seconded the motion. The motion was rejected with Kelly and Sam in favor and the remaining four members opposed.

With funding for the proposed bypass a big question in the legislature, Julia suggested that the Commission look at what alternatives might be available while the town waits for funding to be approved. The possibility of directing heavy truck traffic around the village via Bridge Street and Cadys Falls Road to Route 100 south of town was identified. Any such plan, however, would likely need state review and perhaps approval and would certainly involve public hearings. In the interim, members will consider asking Lamoille County Planning Commission to conduct a traffic study.

Issues to be considered at the joint MPC/DRB meeting on January 15, 2002 include: review of the Tokos report, Suss Microtech relocation effort, and Bypass status/alternatives.

Kelly moved and Sam seconded a motion to adjourn the meeting; motion was approved unanimously. The meeting was adjourned at 9:00PM.

Respectfully Submitted,

Mark Leonard, recorder

Cc: Town of Morristown Selectboard
Morristown/Morrisville Development Review Board