

Morristown/Morrisville Planning Council

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Meeting Minutes of December 17, 2013

Planning Council Members Present: Paul Griswold (Chair), Etienne Hancock & Max Paine

Planning Council Members Absent: Andrea Caldwell, Yvette Mason, Tom Snipp & Mark Struhsacker

Staff: Todd Thomas, Planning Director

Guests: None

Call to Order: The meeting was called to order at approximately 7:00 P.M.

Discussion: Add parcels 07-191 & 07-191-1 to the INN Zone? – Mr. Thomas said that the owners of parcels 07-191 & 07-191-1, John & Judy Kaiser, questioned the viability of parcel 191 for business use. He also added that they preferred not to come in to speak with the Planning Council as requested about the potential zoning change. The Council decided that it best to not to work further on this potential zoning change at this time.

Discussion: Commercial Zone setback changes – The Council reviewed the proposed setback changes made by Mr. Thomas, which were intended to fix some of the issues created by the addition of larger setbacks into the Commercial Zone when the Langdell Farm parcel was added thereto. Mr. Thomas said that he believed the Planning Commission, at the time, was trying to protect adjacent residential uses from the new commercial zoning by creating larger setbacks. He added that, with the recent zoning change of the Trombley Hill parcel to industrial, many of these protections were no longer needed. He said that he believed the Commission's original intent to protect adjacent residential uses could be achieved by simply requiring a front setback of 100 feet for all Development on Frazier Road. The Council spoke about the intended results of the existing 25 foot side and rear setbacks in the Commercial Zone. Member Hancock said that he did not want to zone more land commercial and he preferred to better utilize the existing land zoned commercial. Mr. Thomas said that he would propose revised zoning in the Commercial Zone at the next meeting that minimized setbacks and allowed more dense development therein.

Mr. Thomas also asked the Council to think about augmenting the minimum lot size and the minimum area per residential unit in the zone. Mr. Thomas supplied a tax map view of the zone that showed many of the parcels therein to be smaller than the 1 acre minimum lot zoning size. Mr. Thomas also added that the allowed density in the zone of over 7 dwelling units per acre seems much higher than what exists in the area and what was desired. He added that he thought both dimensional requirements should be revised.

Discussion: Sign Bylaw changes – Mr. Thomas presented changes to the existing sign bylaw that resulted from Nicole Gilbert of sign shop Great Big Graphics appearing before the Council at its last meeting. The Council reviewed the proposed changes and spent

most of its time on the topic discussing external illumination for signage. The Council agreed that internally illuminated signs, other than the existing exemption for business windows, should contribute to be prohibited. It was also decided that the goal of the lighting section of the sign bylaw should be to have something that is easy to decipher and regulate. Therefore, the Council decided to leave the existing top down white light sign requirements unchanged. The Council did however remove some of the existing language regarding average level of illumination. The Council agreed not to regulate how bright sign lighting was, as long as it the lighting did not cross neighboring property lines. Mr. Thomas said he would present these revisions to the bylaw to the Council at its next meeting.

Approve prior meeting minutes – Approval of the prior meeting minutes was tabled until a quorum could be present for the vote.

The meeting adjourned at approximately 9:00 PM – submitted by Todd Thomas, ZA