

MORRISTOWN/MORRISVILLE PLANNING COMMISSION

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Meeting Minutes of December 6, 2011

Members Present: Paul Griswold, Bill Henchey (Chair), Reeves Larson, John Meyer, Max Paine & Andrew Volansky

Members Absent: Lauren Traister

Staff: Todd Thomas, Zoning Administrator & Planner

Guests: Allen Godin, Valerie Valcour & Kate Whitehead

Call to Order: Chair Henchey called the meeting to order at 7:00 P.M.

Public Hearing: Town Plan update for new wellness section – With Allen Godin, Valerie Valcour and Kate Whitehead present for the discussion, Chair Henchey reopened the continued public hearing for the proposed wellness chapter addition to the Town Plan. ZA Thomas began the discussion by noting that he made the requested small revisions to the plan since the last hearing. He also noted two sentences of the plan that he highlighted in the revised document because they could prove to be controversial. The first such highlighted section dealt with a requirement that the Town and Village perform a health impact assessment before commencing with any Development. The Board decided that it was comfortable with requiring that health consequences being considered via a health impact assessment before municipal Development can take place, especially since staff could write the health impact assessment. After discussing the other highlighted section, the Board decided to remove the reference to truck routes impact upon schools. Member Griswold said that he found the “Future Goals” section of the proposed wellness plan disturbing and said that there were many things contained therein that government should not be doing. He also said that he believes sections of the proposed wellness plan do not mesh with, or even conflict with the existing Town Plan. Member Griswold called attention to his alternative wellness plan that he wrote which encouraged existing community efforts to continue promoting wellness. Member Paine said that he preferred Member Griswold’s alternative wellness plan, Members Meyer, Larson and Volansky said they preferred the proposed Fit & Healthy Group wellness plan. Chair Henchey asked ZA Thomas to work with Member Griswold and those attending in the audience to arrive at a wellness plan that would satisfy everyone’s interests. ZA Thomas agreed to coordinate such a subcommittee. Member Meyer moved to close the public hearing, as the Commission would not be recommending the proposed wellness plan to the Selectboard until the new subcommittee could work towards a compromise wellness plan. The motion was affirmed by a vote of 6-0. Member Volansky asked ZA Thomas to appear before the Selectboard to explain the vote to not to move forward with the proposed wellness plan.

Discussion: North End / Uptown circulation master plan – ZA Thomas asked for feedback regarding what Members thought about the North End Master Plan distributed

at the December 6th meeting. Members cited competing time interests and the significant length of the report and asked ZA Thomas to produce a one page executive summary of the report for the December 20th meeting.

Discussion: Review “zoning change worksheet” for agenda – The Commission reviewed the highlighted zoning issues on the “zoning change worksheet” slated for discussion at the meeting.

Discussion: Proposed zoning changes – ZA Thomas led the Commission through the following proposed zoning changes:

Change acreage calculation, subdivision parcels – ZA Thomas informed the Commission that he had been working with the Listers to tweak the Bylaw’s subdivision plat requirement so lots had to be shown with net and gross acreage. Members reviewed the proposed language and had no issue with the requirement that surveyors depict each parcel’s gross acreage and net acreage (excluding right-of way)

Proposed definition for Lot Coverage – ZA Thomas submitted a proposed definition for lot coverage. He said that he could not in good faith put forth the proposed changes to the BED zone without offering a definition for this term. He added that without this definition, he would be unable to properly administer development in the district. He asked Commission Members what their intent was when the 60% lot coverage maximum was originally introduced in 2009. He asked if the 60% lot coverage maximum was meant to ensure that green space was preserved in the zoning district, or if the cap was simply a limitation of building size and density (with parking lots not being included in the lot coverage calculation). ZA Thomas added that definitions for lot coverage that regulate all impervious areas are often in stormwater impaired areas. Commission Members debated what should be included in a lot coverage definition and were unsure of the original intent when this regulation was introduced into the zoning bylaw in 2009. The Commission asked ZA Thomas to research what other towns with a business park zoning district do with lot coverage requirements. ZA Thomas said that he would report his findings at the next meeting.

Discussion: Review BED zoning changes (lot coverage) – Due to the late hour of the evening, this agenda item was tabled until the December 20th meeting.

Discussion: Review BED multi-site zoning compliance report – Due to the late hour of the evening, this agenda item was tabled until the December 20th meeting.

Discussion: Architectural design contest for BE changes – Due to the late hour of the evening, this agenda item was tabled until the December 20th meeting.

Approve prior meeting minutes – Upon a motion made by Member Henchey, the November 15th minutes were accepted. The motion was affirmed by a vote of 6-0.

The meeting adjourned at approximately 9:00 PM.

Respectfully submitted: Todd Thomas, ZA & Planner