MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of December 5, 1995

Meeting was called to order at 7:00 p.m.

Planning Commission Members Present: Debra Mason, Normand Nepveu, George Robson, Rich Furlong, Jane Greene, Sam Guy, Bill Bourne. Others Present: see attachment.

Minutes of November 21 were approved.

Zoning Administrator's Report:
Stoweview has met permit conditions and can offer lots for sale with condition that white pines will be planted by May 15, 1996.

In response to a query regarding the recording of a mortgage deed which only applies to a portion of the property, in order for the property to be subdivided, the owner must go through the subdivision process.

Warned Hearing convened at 7:30 p.m.

BOURNES, INC. - Site Plan Review of storage of empty propane tanks at bulk fuel storage facility on RTE 100 South. Hearing was recessed to January 2, 1996 upon request of the applicants.

Warned Hearing Closed at 7:35 p.m.

In other business:
Growth Center workshop summary was distributed to commission, and to zoning administrator for copying and mailing to participants.

Zoning Administrator authorized to purchase another infrared photo in the set which cover the whole town.

Commission selected issues and assigned each member a topic for contribution to the Town Report.

Steve Stitzel is drafting options for Development Review Board motion. He will send something for review at our next work session, then we'll decide if we need him to come for questions.

Next meeting will be December 19 for work on Development Review Boards and Growth Center Study follow-up.

Meeting adjourned at 7:50 p.m.

Respectfully submitted,
Debra Mason

Enforcement - Does Zoning Administrator need to consult with the Planning Commission before taking any enforcement action? A discussion ensued regarding the Administrator's authority under Vermont law versus the Commission's desire to be informed about enforcement decisions. Issues of consistency, timing in response to complaints, and personality were raised. The Administrator estimates that there are about 6 or 10 enforcement cases a year. His enforcement decisions can be appealed to the Board of Adjustment. The Commission cannot and should not interfere with the Administrator's statutory responsibilities and his consistent and timely enforcement efforts. Property owners will be clearly advised of their appeal rights, and a member of either the Planning Commission or the Board of Adjustment will accompany the Administrator to investigate complaints and verify violations.

Meeting adjourned at 9:00 p.m.

Respectfully submitted,
Debra Mason