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**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of December 2, 2003

Members Present: Bruce Tomlinson, Bill Henchy, Sam Guy, John Meyer, Kelly Rogers

Members Absent: Bill Bourne

Recorder: Mark Leonard, Zoning Administrator (ZA)

Guests: Julia Compagna

Sam called the meeting to order at 7:05 PM. The minutes of November 4, 2003 were reviewed and approved on a motion by Kelly, seconded by John.

Mark informed the members about a pending zoning permit appeal which highlighted ambiguities in the bylaws regarding temporary signs. Specifically, the temporary sign bylaws do not establish clear limits on the duration a temporary sign may be displayed. The current language refers to such signs being in place no more than a week prior to the event advertised and removed within a day of the completion of that event. While this is adequate for short-duration events with a definitive start and end date, it doesn't provide guidance for longer events. He proposed adding clarifying language to limit such signs to no more than six months in any twelve month period and restricting such signs to non-commercial activities such as non-profit fundraising events.

Mark reviewed the information presented previously on ponds. The members agreed that ponds should require a local zoning permit and have some objective review standards for approval that were not unduly burdensome for the property owner. Mark offered to draft a proposed pond bylaw, drawing on the examples from Underhill and West Windsor. The draft will be forwarded to members for their review ahead of the next meeting. Mark will also provide the Underhill and west Windsor bylaws and the proposed new Morristown bylaw to Carlton Piper for his review and comments.

A list of previously discussed proposed bylaw changes was reviewed. Mark will update the list to add the items above and prepare a formal proposal for bylaw amendments to be reviewed and voted on at the next meeting. He informed the members that the Conservation Commission would not have a draft proposal on a possible new zoning district ready in time for the planned bylaw amendment in January.

Julia spoke about recent letters in the paper speaking out against the plan to convert the railroad bed into a recreational trail. She suggested a letter of support for the plan from the Planning Commission, such as she had prepared for the Hyde Park PC and Select Board, would be helpful. Sam agreed the commission wanted to support the plan and asked Mark to prepare a letter for his signature.

Mark presented the members a letter from the town administrator addressing concerns from the water & Light Department that the current bylaws governing development in groundwater source protection areas (SPA) may need to be reviewed and strengthened. This issue arose when a property owner applied for and received DRB approval to subdivide a parcel of land that lies over the Water & Light Dept's SPA along Route 15A near the Tenney Bridge. It was not clear just what additional protection might be needed and Mark was directed to contact Scott Corse to discuss possible changes.

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The next planning commission meeting will be on January 6, 2004 when the proposed bylaw amendment will be reviewed. The meeting was adjourned at 8:40 PM.

Respectfully Submitted,

Mark Leonard, Recorder

Minutes approved on: 1/6/04