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MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of November 2, 2005

Members Present: John Meyer, Richard Duda, Bill Henchy, Andrew Volansky, Kelly Rogers

Members Absent: Steve Berson, Bruce Tomlinson

Guests: George Robson, Sam Guy

Recorder: Mark Leonard, Zoning Administrator (ZA)

This meeting of the Morristown Planning Commission was held with the Morristown Select Board. The Select Board had asked to meet with the Planning Commission to discuss possible changes to the uses allowed within the Business Office Park (BOP) zoning district, as well as to review the Planning Commission's set of proposed bylaw revisions.

The ZA provided Select Board members with copies of the current Town Plan and zoning bylaws and the proposed bylaw revisions. He summarized the proposed changes, noting that many of the changes implement recent legislation on how towns may administer a zoning program. Other major changes include expanding the list of allowable commercial uses within existing commercially zoned districts, new restrictions on signs, and expanding the districts where child care facilities may be allowed.

Co-chair Bill Henchy addressed the current uses allowable within the BOP district and explained the Commission's thinking in opting not to make any major revisions to that list. Former Commission chairs Sam Guy and George Robson reviewed the original goals the Commission had in mind when they established this district in 1997 and both supported retaining the current list of uses in order to realize those goals.

Select Board chair Shawn Breyer expressed the Select Board's appreciation for the Planning Commission's work in keeping the zoning bylaws up to date and responsive to the community's needs regarding development. He explained that the Board wished to have the Commission revisit the BOP uses to ensure that the uses originally envisioned were still valid as the area anticipates changes from the planned construction of the Route 100 Alternate Truck Route (aka the Bypass). He understood that this might entail a more detailed review and stated that the Board did not wish to hold up the set of proposed changes that are necessary now, asking the Planning Commission to take up the BOP review in more detail once the proposed revisions have been adopted.

Town Administrator Dave Crawford addressed both boards regarding the need to set up additional meetings with the Village Trustees on the sewer system expansion and the Development Review Board on the zoning implications of the pending bypass construction and consideration of size restrictions on large retail stores. All agreed on the need for such discussions and pledged to work together to make them happen.

John made a motion to formally submit the proposed bylaw revisions to the Select Board for its consideration and further action to adopt them. Richard seconded the motion and it passed unanimously. Following this vote, the Planning Commissioners left the Select Board meeting, which continued with the rest of its agenda.

Respectfully submitted,
Mark Leonard, recorder

Minutes approved on: 11/15 KR/AV