

**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of November 1, 2011

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

Members Absent: John Meyer

Staff: Todd Thomas, Zoning Administrator & Planner

Guests: None

Call to Order: Chair Henchey called the meeting to order at 7:05 P.M.

Update: 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:

- **Expansion of Non-Complying Structures:** The Commission again discussed correcting the conflicted clauses of the existing §436 Expansion of Non-Complying Structures zoning language. ZA Thomas proposed language that allowed administrative review of conforming additions, but requiring DRB review of additions that would violate current setback requirements, but did not make the existing non-complying structure more nonconforming. The Commission agreed to forward this language to the next zoning update and possibly schedule a late January public hearing there for.
- **Nonconforming Lots or Parcels:** The Commission discussed the proposal from the previous meeting to add language to the Bylaw regarding Nonconforming Lots or Parcels. ZA Thomas said that adding such a bylaw would allow administrative review of development on undersize lots for permitted uses that met all dimensional requirements. The Commission ultimately agreed to the suggested language, but asked ZA Thomas to look into developing criteria for regulating intensification of use on such lots for a future zoning update.
- **BE zoning district** – ZA Thomas showed the Commission the land area of the BED that was likely to be serviced by a potential sewer expansion. ZA Thomas then explained to Commission Members the changes made to the draft BE zoning language as a result of the discussion at the last meeting. The Commission also

discussed Member Volansky's suggested changes to the draft zoning language. ZA Thomas said the Commission needed to decide if it intended to regulate the building materials on the entire building or just on the front facade. He added that his proposed changes to the Bylaw regarding preferred building materials only applied to the building's front facade, and not to the other three sides of the building. Members Larson and Volansky said that they preferred to require the higher quality building materials on all sides of the building. Members Henchey and Traister agreed. However, Member Henchey cited the poor economy and said that it might not be the best time to increase construction startup costs for new businesses in the district. Member Traister said that she was leaning towards ZA Thomas's suggestion about offering a lot coverage bonus for the use of the preferred quality building materials on all sides of the structure, but only requiring said materials for the front facade. Members Griswold and Paine said they preferred to only regulate the building materials on the front facade of the building. ZA Thomas said that he would incorporate these comments into a new draft of the revised bylaw for the next meeting.

- Addition to CB zoning for BED design elements - ZA Thomas said that he thought it was appropriate to add the same roofline considerations to the CB zone that were being proposed for the BE zone. The Commission agreed that adding the parapet and cornice requirements to the form based part of the CB zone would not create a hardship on a prospective developer, but would add considerable value to restored or new buildings in the downtown. The Commission also agreed to require that ground floor spaces in the CB zone that are not developed for business uses be built with a floor to ceiling height that can accommodate a future business use.
- Existing Small Lots: ZA Thomas said that he was still reviewing the approximately 980 parcels for zoning compliance that might be impacted by a change to Existing Small Lots zoning.

Discussion: Architectural scope of services for BED changes – The Commission decided to table the architectural scope of services review until the proposed changes to the BE zoning district were more finalized.

Approve prior meeting minutes – Upon a motion made by Member Paine, the October 18th meeting minutes were accepted. The motion was affirmed by a vote of 6-0.

The meeting adjourned at approximately 8:30 PM.
Respectfully submitted: Todd Thomas