



MORRISTOWN/MORRISVILLE PLANNING COMMISSION

MEETING MINUTES OF OCTOBER 29, 1996

Members Present: Bill Bourne, Rich Furlong, Jane Greene, Sam Guy, Pat McCulloch, and Norm Nepveu.

Members Absent: George Robson

Guests: Ken Sweetser, Zoning Administrator

The meeting was called to order at 7:00 p.m. by Bill Bourne, Chairman.

Ken Sweetser presented the following draft additions and changes to the Village Bylaws:

Section 412. Permit Application

- 412.4 (New section)...An approved written decision by the Development Review Board shall be valid for a period of 180 days. If the applicant has not completed the requirements of the application, including the purchase of the permit, the approval shall become null and void on day 181. All work must be started within the first year of approval of the application and finished by the end of the second year of approval of the application.

Section 415.4 Driveway Lot Line Setbacks

- Add the following ... The Development Review Board may reduce or waive these requirements after reviewing the site plan; parking plan, and snow removal plan.

Section 470. Signs

- Section 472 was expanded upon to include the Neighborhood Commercial and the Industrial District. A lengthy discussion was conducted on these sign sections. Ken Sweetser will develop a draft Sign section to reflect the elements agreed upon during this discussion. This draft will also include a new section to cover Campus signs.

Section 477. Temporary Signs

- 477.6 Banners (New Section) ... No business shall have more than one banner, and this banner will not be displayed for a period of more than 30 days within a 90 day period.

Section 487. Garage, Porch, and Lawn Sales

- 487.1 (Amended) ... Garage, Porch, and Lawn sales shall be temporary, not to exceed 10 days within any 12 month period.

- 487.2 (Amended) ... Garage, Porch, and Lawn Sales shall have no more than two signs on premise and total signage shall not exceed 6 square feet. No off premise signs are allowed.

Section 500. Site Development Plan Approval

- 501. (Amended) ... Any permitted use within any zoning district can be approved by the Zoning Administrator without a public hearing if the site plan requirements in Sections 502 and 503 are satisfied by the applicant.
- 501.1 (New Section) ... At the discretion of the Zoning Administrator or the request of the applicant, any permit application can be referred to the Development Review Board for further review and consideration.
- 502. Site Plan Requirements (Change) ... After the word "submit" on line 2, change "two (2)" to "four (4)".

Section 630. Conditional Uses

- 631.1 (New Section) ... Any application classified as a Conditional Use must be heard by the Development Review Board at a warned public hearing.

Section 635. Specific Standards

Ken Sweetser will update this section for review by the Planning Commission.

Section 650. Variances

- 651. (New) ... All site plans submitted for variance request must meet the requirements of Section 502. thru 502.4.h.
- 652. Variance Criteria
This section number was changed from 651. to allow room for the new 651. above.

Municipal Officers Training Seminar

Ken shared his thoughts and ideas on telecommunications towers and zoning changes which were the topics of this training seminar. For more detailed information, please read Ken's written report.

The Planning Commission Meeting minutes of October 15, 1996 were reviewed and approved as written.

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Richard J. Furlong
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