Morristown/Morrisville Planning Commission

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Meeting Minutes of October 22, 2013

Planning Commission Members Present: Andrea Caldwell, Paul Griswold (Chair), Etienne Hancock, Yvette Mason, Tom Snipp & Mark Struhsacker.
Planning Commission Members Absent: Max Paine
Staff: Todd Thomas, Zoning Administrator & Planner
Guests: Selectboard Chair Bob Beeman

Call to Order: The meeting was called to order at approximately 7:00 P.M.

Discussion (agenda addendum): AT&T Cell Towers Proposal – Zoning Administrator Thomas informed the Commission that the had a meeting scheduled with AT&T regarding the installation of a new cell tower on the Stowe-Morristown line near Route 100 and another new cell tower off Needle Eye Road. The Commission agreed that the Zoning Administrator should stress the language in the Town Plan about respecting the silhouette of the ridgeline.

Discussion: Innovation Zone Final Changes – Mr. Thomas told the Board that Morrisville Water & Light estimated that requiring underground utilities adds only 15% to project cost if the underground installation was required upfront. The Commission agreed to require that all utilities be underground in the INN Zone. Mr. Thomas said he would make this change and present the draft bylaw to the Commission for a final time once the subdivision plan for the property took shape, allowing the Commission to come to a conclusion about curb cut restrictions on Center Road and Trombley Hill Road.

Discussion: Business Enterprise Zone review and changes – Mr. Thomas began the discussion by informing the Commission that he had been discussing the potential purchase of all the land in the BE Zone by Burlington's Pizzagalli Properties. Mr. Thomas noted that Pizzagalli would only purchase the property if the Retail Delivery of Goods and Services use was added to the zone. The Commission discussed adding the retail use to the zone and decided that it wanted more information from the prospective developer before seriously evaluating such a change.

The Commission picked up its discussion from its previous meeting about potentially splitting the BE Zone by placing the northern section along Bridge Street in the INN Zone instead. The Commission agreed that the BE Zone should be limited to the open lands of the Bishop Marshall school and the parcels to the south with Route 100 frontage. Mr. Thomas said that he would bring a proposal to the next meeting that spilt the current BE Zone into BE and INN zoning.

Mr. Thomas provided the Commission with the working version of the Business Enterprise Zone. The Commission made further changes to the working version of the bylaw, specifically eliminating or changing various design criteria included therein. Some of the changes made included eliminating the color requirement in the zoning, as well as the campus style building requirement. Mr. Thomas agreed to provide a revised version of the Special Requirements section of the bylaw to the Commission at its next meeting. Mr. Thomas also noted that the Commission would work on reviewing the proposed uses in the zone and potentially moving some from Conditional to Permitted.

Approve prior meeting minutes – Member Caldwell moved to approve the October 1 meeting minutes. A vote of 6-0 affirmed the motion.

The meeting adjourned at approximately 9:00 PM – submitted by Todd Thomas, ZA