

**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
P.O. BOX 748
MORRISVILLE, VT 05661
Phone (802) 888-6373
Fax (802) 888-6377**

Minutes of October 18, 2011

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

Members Absent: Paul Griswold

Staff: Todd Thomas, Zoning Administrator & Planner

Guests: None

Call to Order: Chair Henchey called the meeting to order at 7:00 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:

- **Existing Small Lots:** ZA Thomas said that he was still researching revised lot merger language for existing small lots per the request of the Listers. He asked the Members for direction in terms of requiring merger or not. After reviewing the merger language of neighboring towns and villages, the Commission decided that a non-retroactive merger requirement was reasonable. ZA Thomas said that he still needed to research how many parcels such a policy might affect and that he hoped to have that information for the Commission at its next meeting.
- **Nonconforming Lots or Parcels:** ZA Thomas addressed adding language to the Bylaw regarding Nonconforming Lots or Parcels (definition per the Act). ZA Thomas said that adding such a bylaw would allow administrative review of development on undersize lots for permitted uses that meet all dimensional requirements. The Commission discussed the proposal. ZA Thomas said that administrative approval of permits had been historically authorized in this circumstance for additions, garages and decks based on the undersized lots being “preexisting nonconforming.” ZA Thomas added that such a practice was not authorized by zoning bylaw and that such lots would no longer be subject to any administrative review unless or until language regulating Nonconforming Lots or Parcels is adopted.
- **Expansion of Non-Complying Structures:** The Commission discussed correcting conflicted clauses of the existing §436 Expansion of Non-Complying Structures

zoning language. ZA Thomas suggested allowing administrative review of conforming additions, but requiring DRB review of additions that do not make the existing non-complying structure more nonconforming (but don't conform to current dimensional standards). Member Volansky said that altering zoning regarding non-complying structures could have a large impact in the Village and that the Commission should discuss this again at its next meeting.

- BE zoning district – ZA Thomas walked the Planning Commission through proposed changes to the BED language that eliminated the metal siding prohibition, but required the utilization of specific high quality building materials. Member Volansky suggested specific language changes. ZA Thomas said that he would incorporate these changes and provide a new draft of the revised bylaw for the next meeting.

Discussion: Architectural review of BED zoning language? – ZA Thomas said that Member Griswold suggested that the Commission obtain an independent architectural review of the proposed changes to the BE zoning district. The Commission discussed the request and suggested using Milford Cushman at the Cushman Design Group or Paul Rousselle in Elmore. ZA Thomas said that he had already obtained permission from the Town Administrator to spend up to \$500 for such professional services. He added that he would draft a scope of services and get quotes for the work, taking the low bid. The Commission requested to review the draft scope of services at the next meeting and to ensure that the architects asked to bid have “Morristown roots.”

Discussion: Approve LVRT ACT 250 support letter – ZA Thomas presented the Planning Commission with a draft letter addressed to District Commission Seven that expressed Commission support for the LVRT. The Commission agreed with the letter, made a few small changes thereto and authorized ZA Thomas to mail it.

Discussion: Televising Planning Commission meetings – ZA Thomas said that the General Manager of GMATV asked him to inquire if the Commission was interested in video recording its meetings, thereby allowing them to be shown on local public access television. Members debated the merits of recording meetings and ultimately decided on a compromise position of recording only warned public hearings. ZA Thomas said that he would communicate as such to GMATV.

Approve prior meeting minutes – Upon a motion made by Member Traister, the as-revised October 4th meeting minutes were accepted. The motion was affirmed by a vote of 4-0-2 with Members Larson & Volansky abstaining.

The meeting adjourned at approximately 9:00 PM.
Respectfully submitted: Todd Thomas