

**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of October 5, 2010

Members Present: Bill Henchey, John Meyer, Max Paine and Lauren Traister

Members Absent: Paul Griswold, Reeves Larson and Andrew Volansky

Staff: Todd Thomas (ZA)

Guests: Steve Rae

Call to Order – Chair Henchey called the meeting to order at 7:10 PM.

Discussion: Wastewater Ordinance language revisions – ZA Thomas informed the Commission that he met with the Selectboard the prior evening to discuss the language changes to the Wastewater Ordinance proposed by Member Volansky. He reported that the Selectboard adopted the Commission's revised language and that the Village Trustees had done the same. Member Henchey was pleased that §7C and §8 of the Wastewater Ordinance now included "upon approval of the Town, which includes but is not limited to the Planning Commission, Conservation Commission, etc."

Discussion: Zoning for food related use allowances – ZA Thomas distributed the results of his research regarding the definitions of Restaurant, Bar, Nightclub and Drive-through from neighboring communities. The Commission reviewed the study and decided to adopt the aforementioned definitions from South Burlington. The Commission then reviewed the Town's current food related use allowance chart as drafted by ZA Thomas. The Commission determined that certain food related uses should be added in the following zoning districts: CBD, COM, NC, MOR, IND, SUD and LVGC. The ZA said he would tabulate the newly proposed food related use allowances and update his chart accordingly. The ZA added that the revised chart and definitions should be available via email by the end of the work week for Commission review.

Discussion: Cote Hill rental cabins Act 250 review – The Commission reviewed the plans for the proposed rental cabins at the end of Cote Hill Road. ZA Thomas said that the Planning Commission had party status for the project's Act 250 application, but that any project appeal needed to be based on 1 of the 10 Act 250 criteria and not on the merits of the DRB's local zoning decision. The Commission decided not to take any action on the Cote Hill rental cabin project, but asked ZA Thomas to inquire if a public hearing was going to be held for the project during the Act 250 permitting.

Discussion: October 18th Selectboard zoning hearing – ZA Thomas reminded the Commission that its next meeting would be on Monday October 18th for the Selectboard's warned zoning hearings, and not Tuesday the 19th as regularly scheduled.

Discussion: Form based zoning presentation on 11/23 – ZA Thomas inquired if Members wanted to meet during the week of Thanksgiving. Members decided that scheduling the form based zoning presentation during a holiday week was not optimal, and decided to ask if Mr. Dreher was available to present on December 7th instead. ZA Thomas said he would work towards confirming these arrangements.

Approve Prior Meeting Minutes – Upon a motion by Member Traister, the minutes of the September 21, 2010 meeting were accepted as presented. The motion was affirmed by a vote of 4-0.

The meeting adjourned at 8:40 PM.

Respectfully submitted: Todd Thomas, ZA