

**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of October 4, 2011

Members Present: Bill Henchey (Chair), Paul Griswold, John Meyer, Max Paine & Lauren Traister

Members Absent: Reeves Larson & Andrew Volansky

Staff: Todd Thomas, Zoning Administrator & Planner

Guests: None

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

Update: Pending Zoning Change for SSMA & Prime Ag Bylaw Changes – ZA

Thomas informed the Commission that the Village Trustees did not have a quorum at the September 19th joint legislative hearing for the proposed changes to the SSMA & Prime Ag zoning bylaws. He said that the Selectboard went ahead with the hearing and seemed comfortable with the proposed zoning changes. He added that a tentative date of November 7th was to be re-warned for the Village Trustees.

Discussion: LCPC bike lane study – ZA Thomas informed the Commission that the Selectboard agreed that establishing bike lanes in the Village was worth studying and approved asking LCPC for planning assistance. ZA Thomas added that the Recreation Commission has also been looking at adding bike lanes in the Village and that a joint planning effort was likely to be undertaken.

Discussion: Schedule Wellness Plan update to Town Plan – ZA Thomas said that a public hearing to append the proposed Wellness Plan to the existing Town Plan would be scheduled for November 15th.

Discussion: Proposed Zoning Changes – ZA Thomas led the Commission through the following proposed zoning changes:

- Added Light Industry use to the IND zoning district.
- Eliminated undefined Funeral Home use in the NC zoning district.
- Revised MDR, LDR & RRA zoning district boundaries for Sugarwoods parcel.
- Revised CB zoning district boundary for conformance with MDR boundary due to the Sugarwoods zoning change.
- Discussed Lister concerns with existing zoning language for §421 Existing Small Lots. The Listers requested that the Commission adopt different criteria other than a functioning well and septic system at the time of zoning adoption (1971) for proving the developability of a small lot.

- Reworked metal siding language in the BED.

The Commission was amenable to the proposed changes for the Light Industry and Funeral Home uses and accepted the needed zoning boundary changes resulting from the Sugarwoods parcel's inclusion within the Village for the following zoning districts: MDR, LDR, RRA, & CB. The Commission asked ZA Thomas to review what surrounding towns have done regarding zoning for existing small lots. The Commission reviewed the proposed changes to the BED zone. Members asked that a minimum threshold percentage be added to §219.3b Building Materials. The Commission also decided that development in this district should remain Conditional to retain the public input component. ZA Thomas was asked to work with Member Volansky regarding the proposed §219.3b Building Materials addition to the BED zone.

Approve prior meeting minutes – Upon a motion made by Member Paine, the September 6th meeting minutes were accepted as presented. The motion was affirmed by a vote of 4-0-1 with Member Traister abstaining.

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