

MORRISTOWN/MORRISVILLE PLANNING COMMISSION
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Meeting Minutes of October 2, 2012

Present: Paul Griswold, Etienne Hancock, Reeves Larson, Max Paine, Tom Snipp & Mark Struhsacker

Members Absent: John Meyer

Staff: Todd Thomas, Zoning Administrator & Planner

Guests: Residents Ron Stancliff, Lower Elmore Mtn Rd & Steve Rac, Sterling Valley Rd

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

Approve prior meeting minutes – Member Griswold moved to approve the September 11, 2012 meeting minutes. The motion was affirmed by a vote of 6-0.

Discussion: Reorganization – This discussion item was tabled until all seven commission members were present.

Discussion: Land Use Chapter of the Town Plan –Zoning Administrator Thomas introduced the revised land use chapter of the town plan. The commission discussed adding more commercial zoning on Route 100 S. from the village to the airport. Member Struhsacker said that many of the properties here were already somewhat commercial in nature and that this is where the community should look for new growth. Member Larson said that allowing these quasi-commercial properties to become fully commercial could approve their appearance. Member Hancock said that he thought that new land zoned for commercial business should be adjacent to existing business districts and as close to the village as possible. Mr. Thomas suggested a compromise, with that being re-zoning the fields across Route 100 from Bishop Marshal as commercial and potentially including that area in the Business Enterprise zone. Mr. Thomas added that the people who come into his office looking to locate their business in Morristown generally want to be in this area, close to the village, but on the Stowe side thereof. Mr. Thomas said that he has never received a request looking for someone to locate their business in the area of Route 100 between the airport and the Lower Village Gateway Commercial zone. The commission agreed to add language to the land use chapter of the Town Plan that suggests changing the zoning of the fields across Route 100 from Bishop Marshal from Low Density Residential to Business Enterprise.

The commission discussed changes to zoning that might be needed as a result of the completed construction of the truck route. The commission agreed to add language to the land use chapter of the Town Plan regarding rezoning the section of Bridge Street from Brooklyn Street to the new traffic light where the truck route intersects Bridge Street. The commission also said it should re-evaluate if Green Mountain Arena should remain in the Rural Residential Agricultural zone or be added to the as part of this process to the Business Enterprise zone.

Mr. Thomas's noting of the successful permitting of pump station to get sewer service to the Business Enterprise zone resulted in a larger discussion about sewer service extensions. The commission decided that extending sewer service to the Business Enterprise zone should be a priority. The commission also decided that extending sewer service to the Village of Hyde Park was a bad idea if it would serve industrial businesses that competed with Morristown. The commission decided that sewer service should be extended to the Cadys Falls and Morristown Corners areas before it was extended to Hyde Park.

Discussion: Wellness Chapter of the Town Plan – Due to the time of the evening, this discussion item was tabled until the October 16th meeting.

Discussion: Town Plan update schedule – It was decided that the October 16th meeting agenda would include a review of the Educational Facilities & Statement on Policies (scenic, historic, etc.) chapters of the Town Plan. Member Griswold said that he would like the Town Plan to include language that encouraged the construction of a new larger field house at Peoples Academy and better recreational facilities within the Educational Facilities chapter of the Town Plan.

The meeting adjourned at approximately 9:00 P.M.

Respectfully submitted by Todd Thomas, ZA