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**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
P.O. BOX 748
MORRISVILLE, VT 05661**

Draft Minutes of October 2, 2007

Approved October 16, 2007

P.C. Members Present: John Meyer; Andrew Volansky; Bill Henchey, Chair; Steve Berson; Kelly Rogers; Lauren Traister
Absent: Richard Duda

Also Attending: Mark Leonard; Mike Miller; Sharon Ahern; Dave Crawford; Kevin Lane; Steve Rae

Recorder: Chip Sawyer, LCPC

Bill Henchey opened the meeting at 7:03 PM.

Debrief of 9/18/07 Meeting

Chip Sawyer over his initial thoughts of the public forum and the group results listed in the minutes from the evening.

Kelly Rogers expressed her support for the idea of fixed area zoning.

Mike Miller gave a general explanation of fixed area zoning. Two towns in Vermont have it: Starksboro and Middlebury.

Mention was made that, administratively, there is more involved with fixed area zoning in terms of tracking the development and how many lots are left to subdivide from each parcel.

Conservation Commission

Steve Rae of the Morristown Conservation Commission submitted a letter from the Conservation Commission on land use issues, as well as a VLCT model riparian buffer ordinance. The submission also included a vision based on Rae's analysis of themes in the open-text answers to the Morristown Planning Survey. Kevin Lane submitted his charts from a similar analysis. Rae and Lane agreed that in their survey analysis the most prominent themes which emerged were that: a) what people liked best about Morristown was its small size and rural character, and b) what people felt were the greatest threats were overdevelopment and taxes.

Rae and Lane brought up the disparities between survey answers and public forum input, partially due to the fact of the "steering" nature of the forum questions.

Henchey mentioned that he heard an encouraging message at the forum to "build on successes" and "go it slow," i.e. not just open up areas for development and say, "Here it is."

Sawyer reminded folks that the survey results were generally in favor of economic development. But perhaps those same folks would have strict opinions on what development looks like, in line with the input from the public forum.

Lauren Traister mentioned the surprising amenability to design review that was expressed at the public forum. Perhaps rules with more specific guidelines on uses by type and aesthetics could be a possibility for Morristown.

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Rae advocated for continuing to gauge public opinion and also set benchmarks to test the quantitative effects of economic development and other allowed land uses.

Mike Miller and Town Plan

Mike Miller mentioned that the Planning Commission could have a couple more meetings on land use section. Put together a map of different options. Perhaps even another stakeholder meeting.

Henchey mentioned that perhaps such a forum could have equally provocative questions on other types of land uses: recreation, natural areas, etc.

Rae added maybe a question or two on where to put more rural areas of town.

Mark Leonard opined that the hard part will be agreeing on new policies and recommendations in the Town Plan - new zoning districts and allowed uses, etc.

Miller mentioned the need to have a land use map for the plan. Should start thinking ahead and looking at a draft map. After that, the Planning Commission starts asking if the current rules and allowances are accomplishing our planning goals or if changes should be made.

Henchey: When should the next forum be scheduled?

There was general discussion about putting together a new land use district map (or just new rural areas) and seeing how the public reacts to it.

Miller will bring maps in for PC to start marking up at the next meeting.

Henchey voiced support for another forum that lets the public know what the PC is planning on going forward with.

Miller asked if there is any other section of the plan that may garner public comment.

Sawyer brought up the fact that both the Selectboard and Village Trustees need to meet on the plan. Should they be approached for comment?

Dave Crawford advocated for a special 3-board meeting on the plan, where the SB and Trustees get to react to a draft of the town plan, including draft land use map.

General discussion about this meeting being specifically for SB/Trustee comment and not another public forum.

The Planning Commission agreed to approach the SB and Trustees with three dates: 11/26, 11/27, 11/28. Henchey and Sawyer will draft a letter requesting their presence and input on land use, economic development and other issues of interest to them as they relate to the town plan revision.

Consultant Workplan

Sawyer presented the Planning Commission with a list of planning consultant work items.

Henchey advised Sawyer to set aside a lot of time for the research and revision of bylaws after the adoption of the town plan.

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Leonard mentioned that the town is getting a couple applications concerning wind turbine towers. Should the PC consider interim bylaws at this time?

Henchey mentioned this might be an issue to consider for the beginning of the year.

Approval of Minutes

John Meyer made a motion to approve the minutes of 9/18/07. Steve Berson seconded. Motion passed.

Meeting adjourned at 9:01pm.