

Morristown/Morrisville Planning Commission

PO Box 748 / Morrisville, VT 05661

Phone (802) 888-6373

Meeting Minutes of October 1, 2013

Planning Commission Members Present: Andrea Caldwell, Paul Griswold (Chair), Etienne Hancock, Max Paine, Tom Snipp & Mark Struhsacker.

Planning Commission Members Absent: None

Staff: Todd Thomas, Zoning Administrator & Planner

Guests: Selectboard Chair Bob Beeman

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

Approve prior meeting minutes – Member Paine moved to approve the September 17 meeting minutes. A vote of 4-0-2 affirmed the motion, with Members Caldwell & Snipp abstaining.

Discussion: Development approvals for Lanphear Farm – Zoning Administrator Thomas informed the Commission that the subdivision and site plan for the Leo's Small Engines development at Lanphear Farm were approved unanimously by the DRB under the Commission's new zoning for the area on September 26.

Discussion: Innovation Zone Final Changes – Mr. Thomas presented the Commission with the requested Building Height change to the Innovation Zone. The Commission agreed to the proposed language. The Commission discussed if underground utilities should be required within the new zone. The Commission was unsure of the cost of requiring underground utilities and asked Mr. Thomas to work with Morrisville Water & Light to obtain estimates and receive guidance on this proposed requirement. Mr. Thomas noted that Gary Nolan, Chair of the Development Review Board, suggested that a waiver of the required vegetated buffer proposed in the zone should not be allowed due to the functionality of the buffer for screening purposes and the potential damage thereto that a waiver would allow. The Commission agreed with Mr. Nolan and instructed Mr. Thomas to augment the waiver language so that a waiver for the required vegetated buffer on Trombley Hill Road and Center Road was not available. The Commission also discussed Mr. Thomas' question if proposed language prohibiting curb cuts on Center Road and Trombley Hill Road was too draconian for corner lots. The Commission agreed to review the situation, but requested to complete said review when there was a proposed layout for the subdivision of the parcel.

Discussion: Business Enterprise Zone review and changes – Mr. Thomas provided the Commission with the current and working versions of the Business Enterprise Zone. Mr. Thomas said that he believed the working version of the Business Enterprise Zone was considerably superior to the version of the bylaw currently on the books, but that he could foresee the current Planning Commission making further changes to the working version of the bylaw. Mr. Thomas went through the requirements of the working version of the Business Enterprise Zone and the Commission agreed that it would like to make further

changes. Mr. Thomas noted that the BE Zone was very visible and that setting a high bar for development was reasonable, especially if the Commission wanted to move some of the uses from Conditional to Permitted. He said that, conversely, if the Commission wanted to leave the uses as Conditional, the degree of design instruction in the bylaw currently serves little function. The Commission discussed potentially splitting the BE Zone by placing the northern section along Bridge Street in the INN Zone instead. Mr. Thomas asked Commission Members to come to the next meeting with their vision for the BE Zone after reading through the proposed requirements there for.

The meeting adjourned at approximately 8:15 PM – submitted by Todd Thomas, ZA