

**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of October 1, 2002

Members Present: Julia Compagna, Kelly Rogers, Bill Henchey, Sam Guy, Bruce Tomlinson

Members Absent: Kevin Lane, Bill Bourne

Recorder: Mark Leonard, Zoning Administrator

Guests: Mike Miller (LCPC Planner), Kathleen O'Neill (Chair, Conservation Commission), Steve Rae

Julia called the meeting to order at 7:10 PM. The topic for this evening's Town Plan review is Land Use.

Julia began by expressing her preferences for growth. She noted that commercial and industrial land use should continue to be directed to the vicinity of Routes 100 and 15 north and west of the village, where most such development already exists. While there is some infrastructure to support development on portions of Route 100 south of the village, she believes the consensus on the commission and in the community at large is to protect the Route 100 corridor between Morrisville and Stowe from commercial development. She feels available commercial space in the village and north end should be filled before developing new commercial properties and village residential properties should be in-filled before any further residential development takes place, with the area along Route 12 being a primary candidate for such development.

Bill said he thinks more residential development south of Jersey Heights, both in the village and outside of it, is likely. Any development in this area should factor in the proximity to the airport, which will likely see more use and noise. He suggested considering making any residential development within the established airport hazard area a conditional use so that a more thorough review of potential conflicts between residential users and the airport is provided before approving any new development. He also suggested that more use of cluster development with increased road setbacks could preserve more space while allowing more housing development in the same amount of space as currently permitted.

Kelly noted that there is no one type of housing or density that fits all areas. Different types of housing (single family, two-family, large lots, small lots, etc.) should be allowed in all residential districts.

Kathleen O'Neill said she like residential development with a "village" feel, where homes are tightly clustered and have their own limited retail services. She said all the feedback her organization gets points to a desire to preserve open spaces and farmland, which she recognizes are not one and the same. She questioned what tools are available to achieve that goal: purchase of development rights (by whom?), state subsidies to farmers to keep their land in agricultural use? She echoed previous comments regarding restrictions on commercial development along the Route 100 corridor. She asked whether any changes to allowable uses or lot size were being considered for the Mud City area.

Bill said it might be possible to split up the Rural Residential with Agriculture (RRA) zoning district, which covers most of the town outside the village limits, into several smaller districts each with its own set of allowable uses and lot size requirements. Some would more severely constraint development while others might provide alternative development areas. Any such change in zoning districts would need to be fully explored, with direct input from property owners and other interested parties absolutely necessary.

Kathleen agreed that any significant changes would need broad public input and consensus on the way ahead. Speaking on behalf of the Conservation Commission, she recognizes that growth and development are both inevitable and desirable. The challenge for all concerned is to manage the process in the most favorable way for all residents.

Bill moved, and Sam seconded, to approve the minutes of September 17, 2002. The motion passed unanimously. Review and approval of the August 20 minutes was deferred due to a lack of a quorum present at that meeting.

The next meeting will be on October 15, 2002 at the Water & Light Department building, addressing the Plan Implementation section of the town plan.

Kelly moved to adjourn and Bill seconded the motion. The meeting was adjourned at 9:00 PM.

Respectfully Submitted,

Mark Leonard, recorder