

Morristown/Morrisville Planning Commission
PO Box 748 / Morrisville, VT 05661
Phone (802) 888-6373

Meeting Minutes of September 17, 2013

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

Planning Commission Members Absent: Andrea Caldwell & Tom Snipp

Staff: Todd Thomas, Zoning Administrator & Planner

Guests: None

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

Approve prior meeting minutes – Member Struhsacker moved to approve the August 27 meeting minutes. A vote of 4-0 affirmed the motion.

Discussion: Legislative Processes Zoning Change Update – Zoning Administrator informed the Commission that the proposed zoning changes were approved unanimously by both the Selectboard and Village Trustees.

Discussion: Yvette Mason Planning Commission Candidacy – The Commission met with Village resident Yvette Mason of E. Olive St. Ms. Mason explained that she grew up in Mud City, currently worked in a municipal setting and would like to give back to her community by serving on the Planning Commission. Commission members conversed with Ms. Mason and decided upon her departure that she would be a fine fit on the Planning Commission. Commission members instructed Zoning Administrator Thomas to write a letter to the Selectboard and Village Trustees endorsing Ms. Mason for the open seat on the Commission.

Discussion: Innovation Zone Changes after Site Walk – The Commission discussed the proposed zoning for the Trombley Hill water tank parcel after having walked the property on September 3. Member Struhsacker said that he could be persuaded to require a 75 foot wide vegetated buffer from road centerline in the proposed Innovation Zone due to the power lines along Center Road and Trombley Hill Road. Mr. Thomas said that he spoke to Members Snipp and Caldwell earlier in the day and that they thought a 50 foot wide vegetated buffer was appropriate. After a lengthy discussion, the Commission agreed to require a 50 foot wide vegetated buffer along Trombley Hill Road and Center Road. The Commission also agreed that pedestrian accommodations should be required in the zoning along the length of Center Road and Trombley Hill Road in the form of a natural walking path within the vegetated buffer. Mr. Thomas said that he could likely construct a sizable portion of the walking path along Center Road when the industrial park infrastructure was being built by simply backfilling the sewer line trench with gravel. The Commission also agreed that the zoning need not require pedestrian accommodations throughout the interior of the proposed industrial park as the roadways therein would be sufficient for walking due to their low traffic volumes. Mr. Thomas noted that he added the Town's standard 35 foot Building Height restriction language to

the Conditional Use section of the proposed zoning. The Commission asked Mr. Thomas to draft something with a bit more leniency in case one of the proposed buildings required a pole, spire or silo type structure that exceeded the 35 foot Building Height limit. Mr. Thomas said that he would draft something for the next meeting with a proposed max Building Height of 50 feet for such a pole, spire or silo provided that the portion of the building violating the 35 foot Building Height limit was a small percentage of the overall building envelope.

Discussion: Pinsley Manor Act 250 / Environmental Court Comments – Mr. Thomas asked the Commission if it was interested in commenting on the Pinsly Manor multi-family dwelling unit condo project proposed off Brooklyn Street. Mr. Thomas provided the details of the project to the Commission. Member Hancock said that he thought the site plan was lacking, but that the concept of the project was good. Mr. Thomas said that the Town Plan provided broad support for this exact type of project – an ownership based infill dense condo project in the downtown section of the Village that takes advantage of existing water and sewer infrastructure. The Commission decided that it would provide written support for the project if it were to be appealed or if the project needed support at the Act 250 level.

The meeting adjourned at approximately 9:00 PM – submitted by Todd Thomas, ZA