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**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of September 16, 2008

Members Present: John Meyer, Bill Henchey, Andrew Volansky, Max Paine, Steve Berson, Kelly Rogers

Members Absent: Lauren Traister

Staff: Mark Leonard (Morristown ZA), Chip Sawyer (LCPC Planner)

Also Attending: Scott Mansfield, Bryce Simon, Leon Whitcomb, Rhoda Bedell

Chairman Bill Henchey called meeting to order at 7:00 pm and reviewed the agenda. ZA Leonard gave an overview of district boundaries and uses (permitted & conditional) within the High Density Residential (HDR), Medium Density Residential (MDR), and Low Density Residential (LDR) zoning districts. He said he had had various inquiries or requests over the past year or two from various parties to consider changes to district boundaries, residential densities, and uses within these districts.

Chip Sawyer presented a hypothetical 'build-out' of the village residential zoning districts using the current minimum lot sizes and residential densities.

Bill referred to the proposed Sewer Service Management Area (SSMA) and observed that two parcel (Cheng & Beeman) along Route 100 immediately adjacent to the current LDR-1 district would be included in the SSMA. He suggested extending the LDR-1 district boundary to include these two parcels, along with establishing suitable setbacks (100 feet was mentioned) to shield any eventual residential development on these lots from the view of Route 100.

Steve asked why these two parcels should not instead be added to the Business Office Park (BOP) district, which would be extended south along Route 100 opposite from these two parcels. Bill said the BOP expansion would add new non-residentially zoned space, rather than residential space.

John said he favored keeping the east side of Route 100 residential and including the Cheng and Beeman parcels in an expanded LDR-1 district. He agreed with Bill that there should be appropriate setbacks from Route 100. The other board members concurred.

The ZA said that setbacks normally apply throughout a given district unless they were somehow qualified. Noting that the area the members sought to protect was along a state highway, he suggested that the setback for properties fronting on a state highway could be different than other roads in the district.

With regard to changing residential densities and lot sizes within the village districts, Kelly said she was not in favor of this. The ZA mentioned the concerns of neighbors, and the PC members, with the high density of the proposed Pope Meadow subdivision (44 units within 9.5 acres) as an example of why some might want to change the density. He also cited questions from property owners along Maple Street (in the MDR district) as to why that area had a lower lot density than similar nearby properties in the HDR district west of Congress Street.

Bill, observing only two members of the public present at the hearing, said that absent a stronger demand for density or district boundary changes, he was not inclined to consider such changes. He also did not see any justification for extending the Mixed-Mercantile Residential (MMR) district boundary further east along Route 12, as was discussed at the previous meeting.

Bryce Simon said that although there may not be many people advocating for such changes tonight, he still frequently hears from clients who would like to see more flexibility in the residential density limits.

Chip reviewed some possible definitions that could be included in the bylaws regarding various types of health care-related facilities. He noted that the present definition is overly broad and that some such uses might be appropriate in some districts, such as the MMR district, using the new definitions.

Chip reviewed the proposed SSMA boundary map that had been developed together with the Morrisville Water & Light (MW&L) Department, Village trustees, and Select Board at a joint meeting held earlier this month. He said the Trustees and Select Board had separately formally ratified the proposed boundary map and were seeking the same from the Planning Commission. On a motion by Max, seconded by Andrew, the Commission unanimously voted to adopt the proposed SSMA boundary map (copy attached).

Chip presented a draft MW&L letter to the District 5 Environmental Commission conveying the approved SSMA boundary map and seeking the EC's opinion whether the map and other SSMA provisions satisfied the growth-related conditions established in Water & Light Department's Act 250 permit for its sewer plant expansion.

Bill said he is committed to ensuring that zoning requirements remain compatible with use on the Lamoille Area Recreation Center (LARC, formerly CREW) property along Bridge Street and Lake Lamoille. He noted that LARC is having financial difficulties and that a potential new owner could seek to convert the use of the 30-acre parcel into something that would be incompatible with the LARC facility and the surrounding area. He mentioned again the possibility of establishing a Special Recreation District that could include the LARC property and the Oxbow along the Lamoille River in the Central Business District. He asked the ZA to review and report back on LARC's Act 250 permit restrictions.

The ZA passed along a request from the Town Clerk to move the November 4th meeting to another location due to voting being held in the community meeting room that evening. Subject to availability, the November 4th meeting will be held at the MW&L Department conference room.

On a motion by Andrew, seconded by John, minutes of the September 2, 2008 meeting were accepted as presented.

The meeting adjourned at 8:30 PM.

Respectfully submitted:
Mark Leonard

Minutes approved on:

10/21/08