

MORRISTOWN/MORRISVILLE PLANNING COMMISSION
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Meeting Minutes of September 11, 2012

Present: Paul Griswold, Reeves Larson, John Meyer, Max Paine, Tom Snipp & Mark Struhsacker (Member Struhsacker arrived after the vote approving the meeting minutes)

Members Absent: None

Staff: Todd Thomas, Zoning Administrator & Planner

Guests: Residents Etienne Hancock of George St & Steve Rae of Sterling Valley Rd

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

Approve prior meeting minutes – Member Meyer moved to approve the September 4, 2012 meeting minutes. The motion was affirmed by a vote of 5-0.

Discussion: Reorganization – This discussion item was tabled until all seven commission appointments were filled.

Discussion: Mobile Home Parks and zoning – ZA Thomas explained that he was previously asked by the commission to propose a way to regulate the placement of new mobile home parks. Mr. Thomas said that State law required the equal treatment of housing, meaning that the Town's zoning could not discriminate against or favor any type of housing. Member Meyer pointed out that the current RRA zoning did not comply with the spirit of this law, since mobile home parks were listed as a conditional use and dwelling unit, multi-family use was permitted. Mr. Thomas agreed with this statement and distributed draft zoning that would fix this problem and regulate new mobile home parks in the Town's RRA zone by limiting all parcels to a maximum of two Dwelling Units thereon. Resident Etienne Hancock asked how many parcels in the town had more than two dwelling units thereon. Mr. Thomas answered that there appeared to be sixteen such parcels. Mr. Thomas also highlighted that this change would prohibit large apartment buildings being built in the town on large lots. The commission talked at length about comments received from resident Ken Harvey regarding this proposal. The commission unanimously agreed to adopt the proposed zoning change and include it with the next zoning update.

Discussion: Village setback relief for parking & driveways – Commission members resumed the prior meeting's discussion about village setback relief for parking and driveways after having walked over to the potential town office library site and having evaluated some of the residential roads in the village. The commission agreed with Mr. Thomas' assertion from the prior meeting that the existing prohibition regarding locating driveways out of side setbacks in the village could easily be changed, since village driveways are routinely found adjacent to property lines. The commission agreed that this change should be included with the next zoning update. The commission also discussed parking relief for side and rear setbacks in the village, but decided to table this matter

until the change was needed at some point in the future. The commission informally agreed that it was not amenable to allowing parking in front setbacks at this time.

Discussion: Transportation Chapter of the Town Plan – ZA Thomas said that he was asked if the planning commission was willing to modify the recently completed draft of the transportation chapter of the town plan to include support for a sidewalk connecting the village with the newly purchased Lamoille Family Center parcel on Bridge Street (across from Green Mountain Arena). Member Griswold said that he was reluctant to single out, either positively or negatively, any single organization in the town plan. The commission agreed that existing sidewalk language in the town plan could be used to support various sidewalk extensions and that specific language for the Family Center did not need to be included in the transportation chapter.

Discussion: Land Use Chapter of the Town Plan – The commission decided to work on the revised land use plan at its October 2 meeting.

Discussion: Town Plan update schedule – ZA Thomas said that he would include a review of the Wellness Plan on the October 2 meeting agenda.

The meeting adjourned at approximately 9:00 P.M.

Respectfully submitted by Todd Thomas, ZA