

MORRISTOWN/MORRISVILLE PLANNING COMMISSION
P.O. BOX 748 / MORRISVILLE, VT 05661
Phone (802) 888-6373

Meeting Minutes of September 4, 2012

Present: Paul Griswold, Reeves Larson, John Meyer, Max Paine, Tom Snipp & Mark Struhsacker

Members Absent: None

Staff: Todd Thomas, Zoning Administrator & Planner

Guests: Residents Etienne Hancock of George St and Chris Ransom of Foundry St

Call to Order: The meeting was called to order at approximately 7:03 P.M.

Approve prior meeting minutes – Member Griswold moved to approve the July 10, 2012 meeting minutes. The motion was affirmed by a vote of 4-0-2, with members Meyer and Struhsacker abstaining. Member Larson moved to approve the August 21, 2012 meeting minutes. The motion was affirmed by a vote of 5-0-1, with member Snipp abstaining.

Village setback relief for parking & driveways – ZA Thomas distributed the existing section of the zoning bylaw that regulated driveways and parking lots with respect to setbacks. Mr. Thomas said that the existing prohibition regarding locating driveway out of side setbacks in the village could easily be changed, since village driveways are routinely found adjacent to property lines. Mr. Thomas said that the same logic could be applied to parking and side setbacks in the village. He added that parking and driveways should likely remain prohibited from being within setbacks in the Town. The commission discussed setbacks, with respect to parking and driveway locations. Mr. Thomas said this current discussion was given genesis by the Selectboard evaluating the empty lot across from the library for a new Town Office Building location. Commission members agreed to walk over to the site and to evaluate some of the residential roads in the Village before discussing this topic again at the September 11 meeting.

Discussion: Mobile Home Parks and zoning – ZA Thomas explained that he was asked at the commission's last meeting 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. With that being said, he offered that new mobile home parks can be regulated in the Town's RRA zone by limiting all parcels to a maximum of two Dwelling Units thereon. He said that this could be done by eliminating the Mobile Home Park conditional use and by eliminating the Dwelling Unit, Multi-family permitted use in the RRA zone. The commission seemed amenable to this change, but decided to discuss it further at its next meeting. Resident Hancock asked if Mr. Thomas knew how many parcels in the Town already contained three or more dwelling units thereon. Mr. Thomas said he would provide this information at the September 11 meeting. The commission also asked Mr. Thomas to inquire if Ken Harvey could attend the September 11 meeting to discuss this topic.

Discussion: Housing Chapter of the Town Plan – ZA Thomas distributed the revised housing plan. Commission members were amenable to the changes and agreed that the chapter was now more concise and streamlined. The commission agreed that the housing chapter was ready to be advertised in the winter with the rest of the Town Plan update.

Discussion: Land Use Chapter of the Town Plan – The commission discussed various aspects of the existing land use plan and asked that specific changes be made thereto. Among these changes, the commission said it would like language added to address the setbacks and residential density on and adjacent to the Langdell farm parcel in the Commercial Zone, encourage greater use of planned unit developments, encourage the creation of village zoning districts for Morristown Corners and Cadys Falls, strengthen underlying zoning in areas where sewer line extension restrictions were the main obstacle to unplanned growth, encourage low impact development techniques by offering a density bonus, eliminate the source water protection area in Cadys Falls and the Town development of an industrial park in the Business Enterprise Zone. Mr. Thomas said that he would draft a revised land-use plan for the September 11 meeting that attempted to address all of these topics.

Discussion: Town Plan update schedule - The commission decided to work further on the land use plan at its September 11 meeting.

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

Respectfully submitted by Todd Thomas, ZA