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**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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**Minutes of September 4, 2007
Approved September 18, 2007**

P.C. Members Present: John Meyer; Andrew Volansky; Bill Henchey, Chair; Lauren Traister; Richard Duda; Steve Berson; Kelly Rogers

Staff: Chip Sawyer, LCPC

Also Attending: Mark Leonard, Morristown ZA; Heidi Krantz, Morristown Community Coordinator; Mike Miller, LCPC; Alex Garvin, Lamoille County Natural Resources Conservation District and Nature Center; Amy Walker; Sharon Ahern

Bill Henchey called meeting to order at 7:04 pm

Vision Statement Drafts

Mike Miller brought a draft of the Town Plan vision to get things going. Morristown 2050. Discussed possible visuals of Morristown to use as a figure - existing images enhanced with aspects of the vision.

Henchey mentioned incorporating the concept of balance.

Lauren Traister mentioned recreation as well.

Henchey mentioned the challenges of assembling one vision from multiple individual ideas.

Miller mentioned the idea of putting the vision up on a poster that helps put all aspects of vision in context, so that no one component is viewed in isolation.

Traister echoed the need for visuals for the public to react to at forums.

Miller mentioned build-outs as a simpler, yet less versatile option.

Also could work with LCPC staff to do some simple "sketch-up" visuals for a certain area of town, if one can be chosen.

Alex Garvin stated that staff at her agency are discussing what they think about zoning changes in Morristown. They would like zoning that encourages the existing diversities of land use in town and is not too "zone specific."

Henchey asked how do you implement that?

Garvin offered that one could zone for health and other performance measures.

Kelly Rogers and Mark Leonard mentioned that there are always loopholes in zoning that may allow in uses you don't prefer.

Rogers said that home businesses can allow for some diversity in different areas, regardless of zoning.

Leonard and Traister mentioned that noise is something that can be a nuisance regardless of use.

Traister stated the need to decide what we want to protect and not let that be incrementally bled out. And balance that with more diversity of use in pertinent areas of town.

Amy Walker submitted some reading on ensuring the continued existence of adequately size agriculture/forest operations.

Miller: Zoning is only ONE piece of how we implement land use vision. Zoning can't protect agriculture from failing. Other nonregulatory, multi-layered activities are needed.
Leonard, Garvin and Heidi Krantz concurred.

Walker: The INTENTIONS of zoning can identify town priorities and give a mental boost to farmers. Tax breaks would really help.

9/18 Public Forum on Land Use

Henchey asked for ways to attract people to public forums. Need a concise list of topic areas to peak interest. Too many will diffuse interest.

Miller passed out a list of public forum topic areas.

Henchey thought that a question about location of new commercial/industrial development will get public interest.

Krantz: Should limit to 3 topics.

Andrew Volansky added design review guidelines as a possible topic.

Krantz: Should bring Morristown SB/PC/DRB together to discuss design review with David Raphael before it's brought before public.
Also is comfortable in facilitating the 9/18 public forum, at Henchey's request.

Miller: We could do a lot just by reducing densities in already commercial/industrial areas. Then we ask about scenic/rural areas that should stay that way.

Henchey: The idea of a new industrial park has been mentioned (implied in a totally new area).

Sharon Ahern: Has it been decided that more commercial/industrial development is needed in the first place?

Krantz: It has been discussed that Motown needs more locations to attract better jobs to town.

Henchey: More, good jobs are part of the Town Plan vision.

Henchey: Is the myth that com/ind devt decreases tax true?

Miller: MAYBE if something big comes in.

Chip Sawyer: Commercial/industrial development tends to need less in local services than Residential.

Krantz: What kind of visuals would show the 100 Corridor at 2, 5 and 10-acres minimum lot sizes?

Discussion about what is desired in a visual and what technical capabilities are in the time remaining.

Use dots/structures or just parcels?
How much of a time-lapse difference to show.

Questions for the 9/18 Public Forum:

1. What new areas should be made available for new com/ind uses?
2. What changes if any should be made to current 2 acre minimum lot size in RRA district?
3. What would you like to see along the Route 100 corridor?

Visuals

Difference between 2, 5 and 10 acre zoning in RRA. Something parcel-based from *Visualizing Density* publication or similar source.

Publicity:

Garvin will publicize the 9/18 meeting to email lists

Invite Morristown Selectboard and stakeholders.

Krantz will work with local papers.

Krantz suggested that a P.C. member go on the radio.

Rogers agreed to go on.

Walker: Has prepared some stormwater materials.

Henchey welcomed them for the files for possible future conversation.

2008 Municipal Planning Grant Proposal

The Morristown Selectboard had asked for more details on the "Village Square" downtown traffic flow study project proposal for Morristown's 2008 Municipal Planning Grant (MPG).

Sawyer submitted a one-page description of the proposal idea along with bullets that address key objectives of the proposal, including gathering more information on problems to address, alternatives to consider, logistics associated with the alternatives, and new opportunities that the alternatives would provide.

Multiple suggestions were made to add specific ideas and concerns to the bulleted list, including a traffic signal at the Portland/Main Street intersection, bike/pedestrian connections, and the creation of more park/green space downtown.

Sawyer will edit the one-pager and present to the Morristown Selectboard on 9/10.

Steve Berson moved to **Adjourn**, John Meyer seconded.

Motion passed.