

**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of August 17, 2010

Members Present: Paul Griswold, Bill Henchey, John Meyer, Max Paine, Reeves Larson & Andrew Volansky.

Members Absent: Lauren Traister

Staff: Todd Thomas (ZA), Bill Rossmassler (LCPC)

Guests: Public hearing sign-in sheet attached

Call to Order – Chair Henchey called the meeting to order at 7:05 PM. He introduced the public hearing as the result of a six-year process where the Planning Commission studied the zoning of the Route 100 corridor.

§265 Lower Village Gateway Commercial District – Bill Rossmassler of LCPC introduced this proposed zoning initiative, which sought to add additional area to the existing district, specifically land on the opposite side of VT Route 100. ZA Thomas noted that the revised bylaw also made minor revisions to the existing bylaw, including changes to the Conditional Uses allowed therein. Mr. Rossmassler gave a PowerPoint presentation regarding the proposed changes to the district. During the question and answer period, residents questioned the following:

1. why residential use was not allowed in the district;
2. the limited frontage requirement;
3. the Commission's overall vision for the Town; and
4. how the zoning change would affect adjacent residential land values.

§1130 Lower Village Gateway Commercial District Boundary – ZA Thomas said that the proposed boundary change would amend the district description to include additional area on the east side of Route 100. Residents of Jersey Heights expressed concern about commercial land being added so close to their residential neighborhood. Resident Robert Budliger asked the Planning Commission to remove the corner lot that fronts both on Route 100 and Jersey Way from the proposed LVGC zoning district. Residents Polly & Jason McArthur said that both of the corner lots on Jersey Way should be included within the Commercial District, and that there was adequate residentially zoned land to their east to buffer the Jersey Heights residents.

§270 Airport Business District – Bill Rossmassler of LCPC introduced the proposed zoning initiative, which sought to create a business / light industry zoning district

complementary to the Morrisville-Stowe Airport, with the district located along each side of VT Route 100 adjacent to the airport. He noted that much of the current initiative for this district was the result of the questionnaire and surveys completed during the 2008 Town Plan update process. Mr. Rossmassler continued his PowerPoint presentation regarding the proposed creation of the district. During the question and answer period, residents questioned the following:

1. why residential use was not allowed in the district;
2. the district's limited frontage requirement;
3. the Commission's overall vision for the Town;
4. how the zoning change would affect adjacent residential land values;
5. how the zoning change would affect residential land values of homes made preexisting non-conforming by the new district;
6. the fairness of the larger setback on the west side of the road for the pathway; and
7. the economic basis for the proposed zoning change.

§1140 Airport Business District Boundary – neither the Commission nor the audience discussed or debated the proposed district boundary.

§345 Protection of Prime Agricultural Soils (PAS) within the Sewer Service Market Area – Mr. Rossmassler said that this proposed change was contingent on the Airport Business District being approved, and that the change would simply make the land comprising the new Airport Business District regulated under the §345 PAS Bylaw. There were no audience questions or concerns stated regarding this proposed change.

§470 Signs – ZA Thomas said that the proposed change in the sign bylaw was meant to streamline sign regulations, to regulate window signage, to increase and decrease specific sign size allowances and to add additional signage allowances for awnings and umbrellas. He added that the existing sign bylaw required immediate revision because it failed to regulate the number of signs a business could install. He also commented that the proposed sign bylaw closes the existing "change of use" loophole that allows signs to continually remain out of compliance with the bylaw. There were no audience questions or concerns stated regarding the proposed changes to the sign bylaw.

Review & Approve Cady's Falls Road Selectboard Complaint Letter – the Commission reviewed the draft Cady's Falls Road complaint letter and instructed ZA Thomas to make additional changes thereto. ZA Thomas said that he would email the revised letter to the Commission for final review on the following morning.

Approve Prior Meeting Minutes – Upon a motion by Member Larson, the minutes of the August 3, 2010 meeting were reviewed and accepted as presented. The motion was affirmed by a vote of 6-0.

The meeting adjourned at 9:15 PM.

Respectfully submitted:
Todd Thomas, ZA