

Morristown/Morrisville Planning Commission
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Meeting Minutes of August 6, 2013

Planning Commission Members Present: Andrea Caldwell, Paul Griswold (Chair), Etienne Hancock, Max Paine & Mark Struhsacker.

Planning Commission Members Absent: Reeves Larson & Tom Snipp

Staff: Todd Thomas, Zoning Administrator & Planner

Guests: Selectboard Member Bob Beeman, Village Trustees Dana Wildes & Ed Debor, Reid Wistort & Mary Goderwis of Cote Hill Road, Eric Sheppard and Lance Potts of Red Pine Estates, Mike Paritz and Joni Lanphear of Leo's Small Engines.

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

Discussion: Resident feedback on watertank parcel industrial park – Zoning
Administrator Thomas provided the back-story on the subject Village owned water tank parcel (#08-114) and its mention in the recently approved Town Plan as potentially having its zoning changed to create a new business zone. Mr. Thomas added that approximately one quarter of the parcel's acreage is subject to the Cadys Falls water co-op source protection area, which will impact development thereon. Mr. Thomas said that it was too early in the planning process to have definitive numbers of the businesses and the number of corresponding lots that may someday be located on this 26 acre parcel if the zoning were to be changed. This process to determine the number of lots and the sizes thereof would reportedly take place in conjunction with the property purchasers to-be and the Lamoille Economic Development Corporation (who would likely act as the developer of the site). Village Trustee Dana Wildes said that he thought that curb cuts onto Trombley Hill Road and Center Road should be limited. Mr. Thomas said that the only internal roadway discussed thus far is a road from east to west connecting Trombley Hill Road to Center Road across the middle of the parcel. Resident Lance Potts of Red Pine Estates said that he is concerned with how the industrial park will look. Mr. Potts requested that screening and vegetation remain along the outside of the parcel. Eric Sheppard of Center Road said that he is also concerned about screening and the impact that the proposed zoning change may have on property values. Selectboard Member Bob Beeman said that his real estate experience showed him that the houses on Harrel Street did not suffer in terms of property value from having an industrial park next door. Mr. Sheppard said he was also concerned about pedestrian safety in relation to the heavier traffic loads that would be put on the roads if the zoning change was approved. Commission members said that they shared this concern, and thought that sidewalks or a bike path should be required alongside Center Road and Trombley Hill Road as part of the development. Mr. Thomas responded that requiring pedestrian facilities or a vegetated buffer along the edges of the parcel for screening purposes would require that a special zone be created for this area. He added that the zoning change currently warned for this parcel would make it a simple Industrial Zone, which does not contain these added attributes in the underlying zoning. The Commission decided that it would like to see these attributes included in the underlying zoning, but decide to move forward with

the present zoning change on the recommendation of Mr. Thomas. Mr. Thomas said that the zoning for this parcel could be changed again over the fall or winter to include things like pedestrian amenities and screening, but that keeping the zoning change process moving forward now was desired to keep the Lamoille Economic Development Corporation from shelving work on the proposed industrial park until the more refined zoning was finalized.

Approve prior meeting minutes – Member Struhsacker moved to approve the July 16 meeting minutes. A vote of 5-0 affirmed the motion.

The meeting adjourned at approximately 9:00 PM – submitted by Todd Thomas, ZA