



MORRISTOWN/MORRISVILLE PLANNING COMMISSION

MEETING MINUTES OF AUGUST 4, 1998

Members Present: Rich Furlong, Julia Compagna, Dan Demars,
Pat McCulloch, George Robson

Members Absent: Sam Guy

Guests: Maria Ward, Robert & Dorothy Moran, Petros
Georgiadis, Albert & Gretchen Besser, Alan
Thorndike, Martha & Howard Morse, Michael Hendon,
Robert & Julie Gohl, Ron Ravella, David Ring,
Cynthia & Doug Bryer, Mary West, Peter Fuss.

The Warned Public Hearing regarding the proposed changes to the Morrisville Zoning Bylaws and the Morristown Zoning & Subdivision Bylaws V.S.A. 24, Chapter 117, sub section 4403 was called to order at 7:03 Pm by Rich Furlong, Chairman. Mr. Furlong stated that the changes to the bylaws were for the benefit of the community, therefore comments would be heard regarding the issue at hand until 8:15 pm.

David Ring stated that he had not read the proposed changes to the Bylaws and would like time to do so. The Chair recessed the hearing for 5 minutes.

At 7:08 pm. the Chair stated that the Planning Commission would at this time hear the Public comments.

1. Central Business District

Mike Hendon stated that there is no mention of the By-pass and that it may deter from the downtown. Rich Furlong stated that it should do just the opposite. Gretchen Besser asked where the By-pass will be. She was given a general description of the By-pass. David Ring asked if the Village & Town by-laws are combined and the legal ramifications of doing so. George Robson explained that the Town and Village still have two separate governing bodies.

2. Setbacks

David Ring asked for an explanation of build to line. Rich answered that all the buildings should line up with each other.

3. CBD 125' to 200' setback

Robert Gohl asked about the zoning of Brooks Drugs. That property was Grand fathered.

Mr. Gohl also asked if the George Rau property will be commercial. yes it will.

Dorothy Moran asked if the Cumberland Farms is expanding will the Commercial zoning be to the Moran property line. yes it will. Mrs. Moran would like the Planning Commission to consider their request to also include their property as Commercial. Rich stated that they will try to please the majority in the best interest of the community.

Doug Bryer asked if the George Rau property would have a 0 ft. setback. No, the only 0 ft. setback will be on Portland St. and Main St.

David Ring stated that the proposed changes would effect three properties. He asked if the Ferris building is now owned by Cumberland Farms. The Planning commission does not know if the building has been sold.

4. Special Use District

Mike Hendon asked if a Medical District exists. Yes, at Copley Hospital.

5. Low Density Residential

David Ring asked why the Village & Town are compared in this section. George Robson explained that it was to have the property usable.

Howard Morse stated that the owners on the South side of Union Street were not notified of tonight's meeting. Rich stated that would have been completely unintentional.

7. a) Buildings may be higher than 35 ft.

David Ring asked if that would include all districts. Yes.

f) Parking Requirements

David Ring asked how ample parking is determined. Pat McCulloch said that requirements are stated. The DRB also would have to hear the requests.

h) Pre-existing small lot and the merger of lots in affiliated ownership.

David Ring asked if the Cumberland Farms building and the Ferris building would be a merger. George Robson replied that there would probably be conditions with that situation such as grand fathering, also the Bianchi

bill could effect that.

Need for Public Facilities.

Doug Bryer stated that the parking area in back of the Post Office and Arthurs could be expanded into one larger parking area. This is possible.

Mr. Bryer asked if the Post Office is indeed moving. Yes, everyone should receive a notice in the mail regarding this.

Appropriate Alternative Locations

Dorothy Moran asked which two properties were affected. The properties affected would be The Rau property and the Ferris property.

Town zoning by-laws

6. b) Communication Facilities.

It was asked what the FCC is. George Robson described the FCC and the reason for new regulations.

k) Private airstrips and heliport.

Albert Besser had three statements; 1. Mr. Besser stated that the notice provision should not be limited to adjoining landowners, there should be a radius notification and there should be some expert input.

2. There should be expert input for the setback provisions. 3. Usage by owners and guests is not appropriate and may conflict with state regulations.

Alan Thorndike spoke on behalf of Mr. & Mrs. Alan Golden. The Golden's have many concerns; 1. safety & noise concerns. 2. The setbacks should be changed. 3. The parcel size should be considered. 4. This would change the character of the area. 5. An aircraft should not be considered the same as any other vehicle.

Peter Fuss stated that the aircraft type should be considered. He also asked what the provisions are at this time. As of now there are no provisions.

Gretchen Besser stated that the Planning Commission should consider the distance from a proposed air strip to an existing airport.

Albert Besser stated that a airplane should not be considered the same as any other vehicle.

Doug Bryer had a final comment regarding public parking. Mr. Bryer stated that a parking area in back of the Post Office, Arthurs and the Rau property could detract from the residential property therefore Union Street property owners should be notified if this is proposed.

Peter Geordiadis asked about the zoning in the Jersey

Heights area. Pat McCulloch stated that area will be for campus style development.

The Planning Commission stated that there is an opening on the board if anyone is interested.

Rich thanked everyone for their comments and closed the Public Hearing.

At 8:26 pm. George made the motion seconded by Julia to enter into deliberative session to discuss the proposed changes to the Morrisville zoning bylaws and the Morristown zoning & subdivision bylaws.

The board came out of deliberative session at 8:45 pm.

Pat made the motion seconded by Dan to accept the proposed changes to the bylaws as presented. Passed.

Pat made the motion seconded by George to accept the minutes of the 7/21/98 meeting as presented. passed.

George gave an update on the Post Office proposals to the board and the possibilities which could be pursued. George would like to apply for a planning grant to study the downtown revitalization and the relocation of the Post Office. George will speak with Barb Farr regarding a grant. The Planning Commission may want to meet with the Selectboard regarding the grant if it is to be pursued.

Pat made the motion seconded by Dan to adjourn the meeting at 9:26 pm. Passed.

Respectfully,



Maria ward