

**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of July 20, 2010

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

Members Absent: None

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

Guests: None

Agenda: attached

Call to Order – Chair Henchey called the meeting to order at 7:05 PM.

Report on Recent Cady's Falls Road DRB Decision – ZA Thomas informed the Commission that the DRB permitted the application of Lamoille Construction (Ray Belanger) to move a metal building onto his property at 325 Cady's Falls Road. He added that the approval was conditional as follows:

Approve a conditional use for the application, which relocates an existing visible building on an adjacent property to a non-visible location on the subject property at 325 Cady's Falls Road where the building site will be sufficiently screened by existing topography and vegetation, provided the Applicant shall paint the roof of the building being relocated onto the property if the Board finds it to be visible and objectionable within six months from the day the structure is moved.

ZA Thomas informed the Commission that the DRB did not agree with the Commission's offered interpretation on the metal siding prohibition in the Business Enterprise District. The Commission was surprised by this revelation and asked ZA Thomas to look to "tighten up" future zoning language to eliminate interpretation issues.

§265 Lower Valley Gateway Commercial Zoning District (LVGC) – The Commission discussed potential language revisions to the Lower Village Gateway Commercial District draft zoning bylaw and directed the ZA to make certain changes thereto. The Commission decided it was satisfied with the revised language and the district boundaries as depicted on a map entitled "Proposed Lower Village Gateway Commercial District Morristown, Vermont" dated July 2010 and prepared by LCPC.

§270 Airport Business District (ABB) – The Commission discussed potential language revisions to the Lower Airport Business District draft zoning bylaw and directed the ZA to make certain changes thereto. The Commission decided it was satisfied with the revised language and the district boundaries as predicted on a map entitled “Route 100 Corridor: Proposed Airport Business District Morristown, Vermont” dated February 2010 and prepared by LCPC. However, the Board asked that this map be revised by LCPC before the public hearing so that the “Landowners to Notify” boundary line was removed.

§345 Protection of Prime Agricultural Soils within the Sewer Service Market Area and Airport Business District – The Commission reviewed the minor change being made to this section of the bylaw and was comfortable to proceed with it as is. Chair Henchey noted that the fee required by this section needed to be added to the Town’s “Zoning and Subdivision Fees” which was last updated on July 1, 2008.

§470 Sign – The Commission discussed the proposed zoning bylaw changes for sign regulations. The ZA distributed a revised version of the proposed sign bylaw that added some regulations for window signs, as well as additional signage allowances for umbrellas and awnings. The Commission discussed the proposed changes, made additional changes thereto, and decided to move forward with the revised sign bylaw for the August 17th public hearing.

LCPC Issues – The Commission reviewed the proposed LCPC transition schedule, as well as the LCPC year-end report.

Approve Prior Meeting Minutes – Upon a motion by Member Traister, the minutes of the July 6, 2010 meeting were reviewed and accepted as presented. The motion was affirmed by a vote of 6-0-1, with Member Larson abstaining.

The meeting adjourned at 9:05 PM.

Respectfully submitted:
Todd Thomas, ZA