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**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of July 16, 2002

Members Present: Julia Compagna, Bruce Tomlinson , Bill Henchey, Kevin Lane, Sam Guy, Kelly Rogers

Members Absent: Bill Bourne

Recorder: Mark Leonard, Zoning Administrator

Guests: Mike Miller (LCPC Planner)

Julia called the meeting to order at 7:20PM

The topic for this evening's Town Plan review is Productive Resources. Mike Miller presented Natural Resource maps of Morristown for use with the Land Use planning section. These maps showed that most of the town is "develop-able", based on topography, soils, septic suitability, wetlands, etc. Julia asked whether the Town Plan ought to address appropriate land uses for areas with slopes greater than 30%. The current plan, in Natural Resources, recommends no construction on slopes of greater than 25%. The current zoning bylaws address development restrictions on land above 2,500' MSL elevation, but do not address slope restrictions. A possible recommendation might be to make any development on slopes greater than 20% a conditional use. Mike noted that most slopes in town which are 25% or greater are on state-protected lands.

Mike addressed wellhead protection areas, also referred to as ground water source protection areas (SPAs). The specific boundaries of various SPAs may need to be better defined so as to not unnecessarily restrict land development on adjacent properties. The Pinecrest Trailer Park SPA off Cochran Road was cited as an example. The possibility of obtaining a municipal planning grant to map the SPAs was mentioned. Another suggestion was for the DRB to scrutinize subdivision applications more closely with regard to community water sources and require developers to delineate SPAs on the subdivision application.

With no community members present to provide comments on the subject of Productive Resources, there was little discussion on the topic. The current Productive Resources section was reviewed. Various statistics need to be updated. Members noted the economic pressures on farmers that might cause further loss of farmland and open spaces. Mike noted the need to differentiate between "farm land" and "open spaces" (farms are open spaces but all open spaces are not farms) and develop policies and recommendations appropriate to each. Any significant new land use restrictions will have to be crafted so as to be legally enforceable.

Minutes of the Planning Commission meetings of June 18 and July 2 were reviewed and approved.

The next meeting will be on August 6, 2002 at the Water & Light Department building, addressing the Education section of the town plan.

Bruce moved to adjourn and Kevin seconded the motion. The meeting was adjourned at 8:45 PM.

Respectfully Submitted,

Mark Leonard, recorder