

**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of July 6, 2010

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

Members Absent: Reeves Larson

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

Guests: Ray Belanger, Heidi Krantz, Bill & Joyce Thomas

Agenda: attached

Call to Order and Heidi Krantz Resignation – Chair Henchey called the meeting to order at 7:00 PM. Community Development Coordinator Heidi Krantz announced her resignation to the Planning Commission. The Planning Commission thanked her for her service.

Planner Transition Contract and Job Description – Chair Henchey spoke about the proposed transition contract that would allow Bill Rossmassler of LCPC to stay on and continue to staff the Board through the end of the Route 100 zoning change process. He said that he met with the Select Board on the previous Monday, but the members did not seem inclined towards executing the contract. Chair Henchey also said that the new job description for the Zoning Administrator / Planning Coordinator position was finalized at the meeting. ZA Thomas said that he was scheduled to meet with the Selectboard at 6:00 PM on the 12th, where he would be asked about the contract. The Commission discussed attending this meeting, along with having Bill Rossmassler present to address the proposed transitional contract and the services he provides there under.

DRB Comment Request Regarding 325 Cady's Falls Road – ZA Thomas informed the members that the Design Review Board asked him to illicit an opinion on the application of Ray Belanger to move a metal sided building into the Business Enterprise District (BED). ZA Thomas pointed out that metal siding was prohibited in this zoning district by §215.1 of the Zoning and Subdivision Bylaws. Applicant Ray Belanger explained his application and his desire to simply re-use the building owned by Mac Miller located on the other side of Cady's Falls Road. Chair Henchey said that the metal building does not meet the BED criteria and that metal buildings in this district are not what the Commission envisioned when the zoning was written. Member Traister pointed out that if this metal building was allowed to be moved to Mr. Belanger's property, then metal

buildings would have to be allowed elsewhere in the district. Member Volansky said that the prohibition on metal siding in this district was intended to make the Town look better and encourage higher quality development over the long term. He also added that the new BED zoning offers more flexibility for Mr. Belanger and should help and not hurt his business. ZA Thomas said that he thought he had ample feedback to provide the DRB. Chair Henchey asked ZA Thomas to call Mac Miller if Mr. Belanger's application was denied to remind him that his building needs to be removed immediately and to suggest that Recycle North might take it.

Lower Village Gateway Commercial District – The Commission discussed potential zoning changes to the Lower Village Gateway Commercial District. Resident Bill Thomas said that he would like any new commercial zoning to end at the gas station. He questioned zoning more land for commercial when the village was half empty. Chair Henchey thanked the resident for his comments and said they would be taken into consideration. The Commission agreed that the gas station should be included as part of the amended zoning district, along with Charlie's Garage, the motorcycle shop, and the property of Lance Lamb. It was determined that the district on the east side of Route 100 would run from the property of Lance Lamb from the south, north to the right-of-way of Jersey Way. The Commission reviewed the conditional uses allowed in the zoning district. Upon a motion made by Member Griswold, gas stations were unanimously removed as a conditional use from the district. Mr. Rossmassler also said that visitor centers should be added as a conditional use in the district. The Commission agreed that this proposed zoning district, as amended, was ready for a public hearing.

Airport Business District – The Commission reviewed the draft zoning language for the Airport Business District. The Board agreed that this proposed zoning district was ready for a public hearing.

Sign Regulations – The Commission discussed the proposed zoning bylaw changes for signs. It was determined that more work was needed on the sign bylaw. ZA Thomas said that he would look into adding some regulations regarding window signs. Mr. Rossmassler said that he would add the signage discussion to August 17th agenda.

Approve Prior Meeting Minutes – Upon a motion by Member Traister, the minutes of the June 15, 2010 meeting were reviewed and unanimously accepted as presented.

The meeting adjourned at 9:30 PM.

Respectfully submitted:
Todd Thomas, ZA