



MORRISTOWN/MORRISVILLE PLANNING COMMISSION

MEETING MINUTES OF JULY 2, 1996

Members Present: Rich Furlong, Jane Greene, Sam Guy, Norm Nepveu and George Robson.

Members Absent: Bill Bourne and Pat McCulloch

Guest: Ken Sweetser

The meeting was called to order at 7:05 p.m.

Ken Sweetser requested some time at the beginning of the meeting to discuss some items contained in his July 2, 1996 report to the Planning Commission.

In our recommended changes to the Village Zoning Bylaws, Sections 210 through 215.6, Ken recommends that we keep "Home Occupations" separate from "Home Industry" since they are treated differently under state law. The Planning Commission agreed with Ken on this issue.

Ken also commented that by changing most of the uses from Conditional to Permitted, the Planning Commission may not be leaving in enough control to restrict undesirable business development. This issue was discussed in detail during the second hour of the meeting.

Ken also discussed the Stoweview II tree trunk issue. In a 1994 decision, the Planning Commission ordered 6 inch diameter trees planted. This was obviously an error in typing and should have read 6 foot high trees. A motion was approved to have Ken draft a letter for the Planning Commission changing the status of the tree dimensions.

Ken's final topic was Section 470 pertaining to signs. There is no Sign Bylaw for the Village Industrial District. All agreed that the Sign Bylaws should be changed to include all districts that might have a need for signs.

At 8:00 p.m. Ken finished his business and departed from the meeting.

The minutes of the June 24, 1996 meeting were reviewed. Regarding Section 221 on Objectives: (On Small Lots) should be removed. The rest of the minutes were approved as written.

The draft of the Central Business District changes was reviewed:

- Section 215.6 will be changed to read as follows:
"The Development Review Board may reduce or waive the minimum setback requirements provided there will be minimal impact on adjoining property owners."
- Section 214 regarding the minimum front setback will be changed to read as follows:
"Within one foot of existing facade line."

The meeting concluded with a lengthy discussion on Permitted versus Conditional uses. This writer is not totally clear on what we finally accomplished, but all agreed that any changes to the Bylaws should accomplish the following:

- Reduction in the number of hearings for applicants.
- Allow the Development Review Board to make some decisions regarding Use without requiring the applicant to be present.
- An updated application which would require the applicant to address bylaw issues and concerns.

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Richard J. Furlong
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