

Morristown/Morrisville Planning Council

PO Box 748 / Morrisville, VT 05661

Phone (802) 888-6373

Meeting Minutes of June 21, 2015

Planning Council Members Present: Andrea Beeman, Paul Griswold (Chair), Etienne Hancock, Yvette Mason & Max Paine

Planning Council Members Absent: Tom Snipp & Mark Struhsacker

Staff: Planning Director Todd Thomas

Guests: Richard "Buckwheat" Lowe, Tom Hirschak, Terry Hirschak, Tyler Hirschak, Attorney John Hollar, Village Trustee Dana Wildes, Sarah Thomas, Jim Pease, Ed Loewenton, Polly & Charlie McArthur, Tracy & Ernie Patnoe

Call to Order: The meeting was called to order in the Community Meeting Room of the Tegu Building at 43 Portland Street at approximately 7:00 P.M.

Approve prior meeting minutes – Member Paine to approve the May 5th meeting minutes. The motion was affirmed by a vote of 5-0.

Discussion: GMA Zoning Change (BE Zone vs. COM Zone) – Mr. Thomas said that since the petitioned Town Plan had been approved with the Green Mountain Arena Parcels being included in a business zone, it was time to formalize the underlying zoning for this area. Mr. Thomas introduced three different versions of proposed zoning for the Green Mountain Arena Parcels, with this land area in the Business Enterprise Zone, the Commercial Zone and the Rural Residential Zone. Mr. Thomas explained how the Development Class, which may or may not require Village water & sewer services, differed between the aforementioned three zones. Mr. Thomas also introduced a proposed definition for Auction Facility that allowed auction related retail. This definition, however, required that auctions, other than car auctions, take place indoors. Tom Hirschak said that such a prohibition was impractical for auctioning large items, such as trailers, and it was ultimately agreed that this prohibition should be removed from the underlying definition. Mr. Thomas said that he would rewrite the definition and simply link outdoor auction uses to section "o" in the Business Enterprise Zone which dealt with outside storage. After much discussion about which Development Class was most appropriate, it was agreed that the existing on-site septic and well on the Green Mountain Arena parcels could be used for an Auction Facility in the existing arena building. However, it was also agreed that the failure of said septic system, the needed relocation of it or use of it for new development on the property would require immediate connection to Village sewer and water services. Village Trustee Dana Wildes said that the Trustees would not approve new zoning that allowed additional development on the property utilizing on-site septic and well because this area is so close to the new sewer plant which has vast unused capacity. What zone the Green Mountain Arena Parcels should be placed in was discussed and Mr. Thomas spoke to a proposal that would allow the new Auction Facility use in the Business Enterprise Zone. Terry Hirschak said that she was opposed to the Business Enterprise Zone option and wanted the Commercial Zone added to the property instead. Mr. Thomas said that this Business Enterprise Zone proposal was the same as

what he proposed in the Town Plan two years ago and that this proposal matched the Hirschak petition request. Mrs. Hirschak said that they were interested in having an auction facility in this location 27 months ago, but they had since purchased property in Williston to satisfy this need. Mr. Thomas instead introduced proposed zoning with the Green Mountain Arena Parcels in the Commercial Zone - as requested by the Hirschak Family. A discussion ensued regarding what additional uses the Commercial Zone might introduce to the Green Mountain Arena Parcels, such as retail uses, restaurants and bars. Planning Council Members were polled regarding adding the Commercial Zone to this area and all five members present were opposed to it. A question was introduced by the Hirschak Family if their land was better off being left in the Rural Residential Agricultural Zone, but it was ultimately decided that the Business Enterprise Zone was the preferred zoning alternative. The discussion was settled as such with the Hirschak's Attorney, John Hollar, agreeing to contact Mr. Thomas to let him know if he should go forward with a zoning change that added the Business Enterprise Zone to the Green Mountain Arena Parcels or if he should expect a zoning petition for the Commercial Zone on this land area instead. Mr. Thomas said that he hoped to advertise for an August 18th Planning Council hearing and he would await word from Attorney Hollar regarding the petition.

The meeting adjourned at 8:15 PM – submitted by Todd Thomas, Planning Director