MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of June 21, 2011

Members Present: Paul Griswold, Bill Henchey, Reeves Larson, John Meyer, Max Paine & Andrew Volansky

Members Absent: Lauren Traister

Staff: Todd Thomas, Zoning Administrator (ZA)

Guests: Jon-Paul Galeotalanza of Waltham, MA

Call to Order: Chair Henchey called the meeting to order at 7:00 P.M.

Discussion: Zoning change for prime ag soils – ZA Thomas illustrated his proposed zoning change to the §346.4 Waiver of Developable Density Restriction component of the prime ag soil zoning bylaw. This change simply eliminated the waiver for fee provision of the bylaw. The Commission was satisfied with the change and it was decided that it would be included with the next zoning update.

Discussion: Letter to SB for wellness addition to Town – ZA Thomas directed the Commission's attention to the draft wellness plan letter to the Selectboard dated June 20, 2011. The Commission reviewed the letter. Later in the meeting and just prior to adjournment, Member Griswold instructed ZA Thomas to make a minor modification to the proposed letter. The Commission approved the change and the revised letter.

Discussion: Village boundary letter from Selectboard – The Planning Commission reviewed the June 9, 2011 letter from the Selectboard regarding the Village boundary line and the Sugarwoods parcel. ZA Thomas said that the he believed that this parcel, if now within the Village limits, should be zoned Low Density Residential. Chair Henchey said that he wants to have an informal public meeting on July 19th with the abutters of the Sugarwoods parcel to discuss the proposed zoning change. ZA Thomas was instructed to write a letter of invitation for this hearing that would be approved by Chair Henchey for mailing to the abutters of the Sugarwoods parcel thereafter. ZA Thomas was also instructed to CC the Selectboard and Village Trustees on this letter.

Discussion: Green Mountain Arena zoning letter from Selectboard – The Planning Commission reviewed the June 9, 2011 letter from the Selectboard regarding Green Mountain Arena (GMA) and the Business Enterprise zoning. Chair Henchey said that he did not agree with the Selectboard's letter and that he does not believe that GMA should

be included within the Business Enterprise zoning district. He said that he thinks changing the zoning as such would open up the possibility that the rink would be bought out for a business use – thereby eliminating an important community asset. Member Griswold questioned if a privately owned hockey rink was truly a community asset. Chair Henchey said that he would like to revisit creating a recreational facility zone for GMA that was more permissive than the RRA zoning. ZA Thomas suggested that, as a short term fix, GMA could be permitted for additional uses via §437 Change of Non-Conforming Use. ZA Thomas was instructed to draft a letter in response to the Selectboard offering §437 of the bylaw as a short term fix, but stating that the Commission will look at creating a recreational zoning district that expands the current uses afforded to GMA. The Commission added that this proposed recreational district could be added to other areas of Town, possible as an overlay zoning layer.

The Commission then discussed the no metal siding prohibition of the Business Enterprise zoning. Member Volansky said that he likes the no metal siding prohibition and thinks it should remain in the bylaw. After a lengthy discussion, the Commission decided that it may consider altering the metal siding prohibition in the BE zoning if development did not occur soon after sewer and water were brought to the district. The Commission then discussed the "dead wall" prohibition in the BE. The Commission agreed that windows need not be functional and instructed ZA Thomas to make this zoning change, so it is included within the next zoning update. Member Griswold asked the Commission if it considered itself to be business friendly. Chair Henchey said yes and cited all the land that was zoned for business in recent years. Member Volansky suggested the Board could be more prescriptive regarding what kind of metal siding to allow and what kind of metal siding should be prohibitive. He added that, as an architect, he can design an attractive metal sided building. The Commission decided that it was comfortable with the existing metal siding language, but would reevaluate it when it when going district by district to revise the zoning bylaws.

Discussion: Commission review of "Zoning Change List" – The Commission reviewed the "Fix Needed – Technical" section of ZA Thomas's Zoning Change List. The Commission instructed ZA Thomas to work towards resolving the issues cited in this section of the list.

Approve prior meeting minutes – Approval of the June 7, 2011 meeting minutes was tabled until a future Commission meeting.

Respectfully submitted: Todd Thomas, ZA