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**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of June 21, 2005

Members Present: Richard Duda, John Meyer, Bruce Tomlinson, Bill Henchy, Steve Benson

Members Absent: Andrew Volansky, Kelly Rogers

Guests: Steve Rae, Kevin Lane (Conservation Commission)

Recorder: Mark Leonard, Zoning Administrator (ZA)

Bill called the meeting to order at 7:10 PM. Mark presented a list of proposed zoning bylaw changes and went through each one, explaining the reason behind the proposed changes. Steve Rae said that he hoped the Conservation Commission would be part of the review process for the proposed changes. He mentioned the value in getting early information not only on bylaw changes, but also on pending development projects. He specifically addressed the proposed subdivision along Terrill Gorge and how the Conservation Commission would like to work with the developer, the town, and other conservation groups to try to ensure continued public access to this site while allowing the developer to realize their goals. The earlier in the process they can get in, the more likely that they can positively influence the outcome.

Bill said that the Conservation Commission's input in drafting a new zoning district along a portion of Route 100 would be welcome. Mark said he would prepare a draft proposal for such a district for review at the next meeting. Bill also suggested that the Conservation Commission look at ways to secure the development rights to the properties along the ridgeline to the east of the airport, noting that that location might be very attractive to residential developers, which would create the potential for more conflict between residents and airport users.

Kevin Lane asked about the impetus behind the proposed changes and what timeline the Planning Commission was on to produce them. Mark explained that some of the changes and implementation dates were based on the recent Chapter 117 changes in state laws. The discussion about allowing more commercial activities along Route 100 has been generated by numerous requests the ZA has received on an almost weekly basis from people with business interests who feel that the town needs more areas where commercial activities are allowed. Mark pointed out the letter he had provided to the members from Marc Cote asking them to consider such an action. The Commission's goal is to try to balance this need with the desire of other segments of the community to limit or continue to exclude commercial activities along the corridor. A complete draft of the proposed zoning changes should be ready for public hearings later this summer.

Members discussed some of the problems the ZA has encountered in trying to determine when a home business activity requires a permit. The ZA is looking for more clarity in defining such businesses, especially those that are based at the business owner's home but with most work performed at clients' homes, such as building contractors and landscapers. The ZA will contact zoning officials in nearby towns to get an idea of how they address this type of activity and will report back at the next meeting (July 5).

The ZA said he'd been asked by the Select Board to review the current terms of both the Planning Commission and Development Review Board members and ensure that members whose terms are due to expire are brought up to the Select Board for consideration for reappointment.

On a motion by Bruce, seconded by John, the meeting was adjourned at 9:00 PM.

Respectfully submitted,
Mark Leonard, recorder

Minutes approved on: 7/5/05