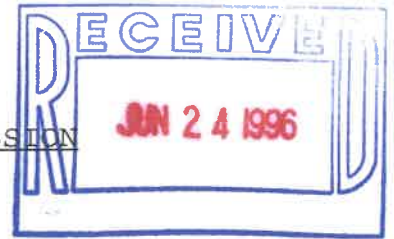


MORRISTOWN/MORRISVILLE PLANNING COMMISSION

MEETING MINUTES OF JUNE 18, 1996



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

Members Absent: None

Guests: Ken Sweetser

The meeting was called to order at 7:00 p.m. by Bill Bourne, Chairman.

The minutes of the June 4, 1996 meeting were approved as written.

It was briefly discussed that the Planning Commission should have a good detailed map of the village downtown so that people can visualize how various changes might impact an area. A transparent overlay would be very useful.

Fences were briefly discussed regarding where one can be erected. Should they be put up on property lines or must a fence meet setback requirements?

- * Village bylaws state that a fence is a structure. Town bylaws do not mention fences. The Planning Commission will address this issue at a future meeting.

At 7:50 p.m., the Planning Commission resumed the discussion on Conditional Uses within the Central Business District which was last discussed at the meeting of May 7, 1996.

- * Section N. of Conditional Uses will be changed to B. and the word "is" will be changed to "are".
- * Regarding sections 214 and 215 of the Village Bylaws, it was mentioned by Rich that we had already discussed changes to these sections at a previous meeting. A review of the minutes of April 2, 1996 indicated that all recommended changes to these sections are recorded in those minutes. In the new Section 215.6, the word "no" will be removed.

At 8:20 p.m., Ken Sweetser stopped in at the meeting. The fence discussion was resumed, and Ken added that each fence issue had been worked out among the adjoining property owners. No serious problems had been encountered thus far, but all agreed that the Bylaws should be changed to more clearly define the issue. Ken advised the Commission that the Sinow Farm was under a purchase/sales agreement with the new Catholic school group.

Ken mentioned that the State Water Resources Division will perform, at no cost, a study of the Cady's Falls well head protection area if the Planning Commission makes a written request. Motion was approved to have Ken draft such a request for the chairman's signature.

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Rich will compile all recommended changes of the Village Bylaws regarding the Central Business District and provide this information to Ken who will complete a draft for review at our next meeting.

George recommended that the Planning Commission take a more active role in the Capital Budget Review Process since it is one of the powers and duties of Planning Commissions as indicated in Subchapter 2. 4325 of the Vermont Municipal and Regional Planning and Development Act of 1990.

At 8:55 p.m., the Commission started to review Section 220 of the Village Bylaws, High Density Residential.

- * Section 221 on Objectives. Single dwelling "unit" should be changed to "units".

- * Section 222 on Permitted Uses. Remove items c. and e.

At the next meeting, the Commission will continue the review of Section 223 on Conditional Uses.

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Richard J. Furlong

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