MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of June 7, 2011

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

Staff: Todd Thomas, Zoning Administrator (ZA)

Guests: Sasha Bianchi, Kate Whitehead, Linda North, Steve Rae & Ed Debor

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

Discussion: Fit & Healthy Survey / Commission Review – Chair Henchey asked Sasha Bianchi, Kate Whitehead and Linda North what opportunities are presented by adding the proposed wellness section to the Town Plan. Ms. Whitehead answered that incorporating the proposed wellness section into the Town Plan would put Morristown at the forefront of the public health movement in Vermont and open up the possibility for addition grant opportunities. Chair Henchey asked Ms. Whitehead about the public input sought for the proposed wellness addition to the Town Plan. Ms. Whitehead answered that the proposed wellness section was the work product of a key group of stakeholders that built upon the 2007 community survey done by the Fit & Healthy Council. Ms. North added that this survey received over 100 responses. Member Traister noted the new food coop and the trails groups that resulted from the VCORD Community Visit Program, and said that adopting the proposed wellness section might help further these efforts. Member Griswold asked about the potential downside of adopting the proposed wellness section. Ms. North said that Wolcott has not seen a downside after adopting their wellness addition to its Town Plan. Chair Henchey asked ZA Thomas to draft a letter to the Selectboard regarding the proposed wellness addition, asking the Selectboard if the Town should move forward with the proposed Town Plan amendment. Member Traister told ZA Thomas to ensure that the letter included the 2013 regular timeframe for the upcoming Town Plan update, and that the letter should ask if the proposed wellness section should be approved quicker to help the likeminded Community Visit groups.

The Commission then reviewed the data from the Fit & Healthy Survey. ZA Thomas noted that the Selectboard conducted a similar data review at its last meeting. The Commission discussed the sample size and thanked the Fit & Healthy Council for the data.

Discussion: Village Trustee hearing for new zoning – ZA Thomas told the Commission that he was directed by Town Administrator Lindley to warn a hearing with

the Village Trustees regarding the new downtown zoning. ZA Thomas said that he was told that the Village Trustees were still the legislative body for the village and that they formally needed to vote to approve any zoning that impacted the village. ZA Thomas said that he was not concerned about any such vote impacting the recently approved downtown zoning, as he had already met informally with the Trustees who expressed their support for it at that time. Chair Henchey asked what the impact of this directive was. ZA Thomas responded that until both legislative bodies enact the 24 VSA §4327 Joint Planning Commission legislation, the Village Trustees had to formally approve any zoning changes that involved the Village along with the Selectboard. Chair Henchey asked if the Village Trustees had to approve zoning that solely impacted the Town. ZA Thomas said no, but that he would confirm this with Town Administration and VLCT. ZA Thomas said that the Selectboard would be meeting jointly with the Village Trustees regarding this topic on June 27th.

Discussion: Village boundary letter from Selectboard (Wilde) – ZA Thomas provided the Board with a letter from Listing Coordinator Charles McArthur explaining the Village Boundary Line confusion regarding the Sugarwoods parcel. The letter explained the Sugarwoods mapping mistake with deed research and noted that the Blower's deed described that parcel as completely within the Village limits. ZA Thomas said that a letter from the Selectboard regarding this topic should arrive for the next Planning Commission meeting.

Discussion: Prime ag soil zoning letter from Selectboard – The Planning Commission reviewed a letter from the Selectboard regarding the existing prime ag zoning bylaw. ZA Thomas, with the assistance of Steve Rae, explained the genesis of the letter and the suggested zoning changes contained therein. ZA Thomas said that SECTION 346 of the prime ag zoning bylaw needed to be amended to strike the waiver for fee provision that was recently determined as unlawful. He also said that the bylaw should be revised with lower thresholds, as it was unlikely to be triggered as written. Chair Henchey said that the prime ag bylaw was drafted to satisfy the District Commission in hopes of getting the ACT 250 connection condition of the sewer plant permit removed. He said that he was satisfied with the current zoning if the existing prime ag zoning (amended to remove the waiver for fee provision) coupled with the recent downtown zoning changes, were enough to satisfy the District Commission. Steve Rae said that he would like the prime ag bylaw rewritten so that more prime ag soils are saved from development. Member Paine moved to only strike unlawful the waiver for fee provision of the current prime ag zoning bylaw and to include this zoning change within the next update. The motion was affirmed by a vote of 4-0.

Discussion: Commission review of "Zoning Change List" – This agenda item was tabled until the next meeting when a the full could be present.

Approve prior meeting minutes – Upon a motion made by Member Traister, the May 17, 2011 meeting minutes were accepted. The motion was affirmed by a vote of 4-0.

Respectfully submitted: Todd Thomas, ZA