

Morristown/Morrisville Planning Council
PO Box 748 / Morrisville, VT 05661
Phone (802) 888-6373

Meeting Minutes of May 20, 2014

Planning Council Present: Andrea Caldwell, Etienne Hancock, Yvette Mason, Max Paine, Tom Snipp & Mark Struhsacker.

Planning Council Absent: Paul Griswold (Chair)

Staff: Todd Thomas, Planning Director

Guests: Richard "Buckwheat" Lowe, Leon Whitcomb, Rhoda Bedell & Nancy Durand

Call to Order: The meeting was called to order at approximately 7:05 P.M.

Discussion: Capital Budget Discussion School Board – Mr. Thomas reminded the Council that it had a scheduled capital budget discussion on Tuesday the 27th at five o'clock with the School Board. Mr. Thomas added that Town Administrator Dan Lindley would be staffing the Council for this meeting, as the Selectboard was requiring the Health Officer present at its conflicting hearing. Mr. Thomas added that the Council should expect to work with Mr. Lindley regarding all capital budget discussions.

Discussion: Residential uses in the BE & INN Zones – The Council continued its ongoing discussion about potentially adding residential uses back into the Business Enterprise Zone and Innovation Zone. Mr. Thomas shared his research on this issue with the Council, showing that there was really no residential use to speak of in the Innovation Zone and that residential uses in the Business Enterprise Zone were limited to Greg Sargent's house, three apartments owned by Demars Properties and the apartments owned by Rhoda Bedell and Leon Whitcomb. Mr. Thomas said that he could not offer a professional opinion on how best to solve the residential zoning issue at hand here due to the small size of the land area in question other than to leave the zoning unchanged regarding residential use. Member Hancock agreed and it was decided to leave the existing residential use allowance (second and third floor of structures only) in the Business Enterprise Zone unchanged only for the portion of the zone south of Morristown Corners Road. The Council told Mr. Thomas that this change should be included within next zoning change and it should be done as soon as possible. Mr. Thomas said that he hoped to be able to push this change through by fall along with the revised exterior lighting bylaw.

Discussion: Resident request for smaller lot size in AB Zone – Mr. Thomas informed the Council that Buckwheat was looking to sell a one acre lot in the Airport Business Zone as opposed to the two-acre minimum lot size requirement therein. The Council discussed the request for a one acre minimum lot size and the underlying intent of the existing two-acre minimum lot size in the Airport Business Zone. Member Paine said that it would be hard to fit a well, septic, commercial building and parking on one acre and that a two acre lot size seemed more appropriate. Mr. Thomas said that if the Council were to consider a minimum lot size of one acre, then the setbacks need to be reduced in the zone from the existing 45 feet side and rear on the west side of Route 100 and 25 feet

side and rear on the east side of Route 100. He explained that setbacks of this size, in which parking is not allowed, would make developing a one acre lot that relied on septic and well quite problematic. The Council agreed to discuss this matter further. It was decided that the Council would discuss this topic again with the property owners by the airport at its June 17th meeting.

Approve prior meeting minutes – Member Paine moved to approve the May 6, 2014 meeting minutes. The motion was affirmed by a vote of 4-0-2, with members Caldwell & Hancock abstaining.

The meeting adjourned at 8:45 PM – submitted by Todd Thomas, Planning Director