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**MORRISTOWN
PLANNING COMMISSION
P.O. BOX 748
MORRISVILLE, VT 05661**

**Minutes of May 20, 2008
Tegu Building, Morrisville
Approved on: 06/03/08**

P.C. Members Present: Andrew Volansky; Bill Henchey, Chair; John Meyer; Max Paine; Kelly Rogers (until 9:20pm); Steve Berson.
Absent: Lauren Traister.

Also Attending: Mark Leonard; Heidi Krantz; Amy Walker; Ron Stancliff; Leon Whitcomb; Rhoda Bedell; Carol Ferronte; Steve Rac; C.C. Turley; Craig Myotte; Dana Wildes.
Recorder: Chip Sawyer, LCPC

Bill Henchey opened the meeting at 7:02 PM.

Discussion of Draft Language for Zoning Revision Item: Special Use District

Chip Sawyer presented the following information on the conversation surrounding the Special Use District thus far. Also included are comments made at the 5/20/08 meeting.

Zoning Revision Item:

SPECIAL USE DISTRICT: consider re-drawing district boundaries to move Mansfield Avenue parcels into Low Density Residential (LDR)-1 district. Review allowable uses.

What we've heard: (primarily April 1st meeting)

Some Mansfield Ave residents wish to be removed from SUD

They feel that some SUD uses are incompatible with their residential uses

There are traffic safety and nuisance concerns

They see their proposal as limiting hospital growth only slightly.

Copley Hospital and others (Marcia Shafer) do not wish to see the SUD area decreased

They need the flexibility for future planning and/or the ability to sell land for health-related uses.

Some would even like to see the SUD increased

One issue cited is the need for elder housing.

A related issue is that health uses could be explored as added conditional uses to other areas of town.

Could take pressure off of SUD area.

Mark Leonard reports that there has been interest in other areas of town.

Also brought up: Since SUD benefits the entire region, should this conversation and considerations extend beyond just the immediate SUD area? If Mansfield Ave is taken out, could new area be added in somewhere else?

Questions: What is total acreage of SUD and what does Mansfield Ave. represent?
Could Copley build up?

What is effect of limiting number of potential land sellers to Copley?

Motion by Kelly Rogers, seconded by John Meyer, to draft language moving parcels on west side of Mansfield Ave. out of the SUD and into the Low Density Residential (LDR) district and including some language on design review and traffic restrictions for SUD properties remaining on Mansfield Ave.
Motion failed, 2 for, 3 against, Max Paine abstaining.

Motion by Andrew Volansky, seconded by John Meyer, to leave Mansfield Ave. parcels in SUD and draft language on design review and traffic restrictions for SUD properties left on Mansfield Ave.
Motion failed, 2 for, 3 against, Max Paine abstaining.

Motion by Bill Henchey, seconded by Andrew Volansky, to draft language moving all Mansfield Ave. parcels, excepting Shafer parcel bound by Mansfield Ave on the west and Washington Highway on the north, out of the SUD and into the LDR and including some language on design review and traffic restrictions for the SUD property remaining on Mansfield Ave.
Motion Passed, 4 for, 0 against, Max Paine abstaining.

Chip Sawyer was directed to draft language to the effect of the approved motion.

Discussion of Draft Language for Zoning Revision Item: Special Use District

Chip Sawyer presented the following information on the conversation surrounding the Special Use District thus far. Also included are comments made at the 5/20/08 meeting.

Zoning Revision Item:

BUSINESS OFFICE PARK: re-name district. Review allowable uses. Consider expansion of district boundaries.

What we've heard: (primarily April 15th and May 6th meetings)

Why the BOP isn't being realized:

- Need to allow retail for more flexibility.
- Need to provide infrastructure.
- Parties haven't come together to make it a reality.
- The name is misleading.

Why retail shouldn't be allowed in BOP:

- Folks don't want fast food, big box stores or other uses in that area.
- Want to avoid competition with the designated downtown.

Some have voiced expanding the BOP in size, including some requests for specific properties.

From the survey:

- 40.8% (plurality) support adding retail to the BOP (36.7% said no)
- 74.2% support clustering of commercial uses to minimize strip development in Morristown
- 67.5% support at least a 50,000 sq ft cap on retail in Morristown (24% for no limits, 23.6% for 75,000)
- 64.3% support additional retail in Morristown
- 57.8% support commercial development in Morristown
- 58.4% support industrial development in Morristown
- 73.2% support protection of open land
- 76.1% support protection of rural character

First question: What should be the unique role of the BOP in Morristown, in relation to other areas?

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Second question: How do we make that role a reality?

Some options for zoning:

Allow limited retail.

Link to manufacturing, i.e. you can only sell what you make on site.

Limit by type, i.e. no fast food, no drive-throughs, no “big-boxes,” etc.

Limit square footage (you can do this by use & you can close the multiple building loophole)

Require mixed use.

You can do this by percentage of lot, percentage of building, etc.

Control aesthetic and performance factors.

Strengthen and specific aspects of conditional use.

Implement district-based design review.

Then there’s the infrastructure dilemma...

Following discussion on the topic, Bill Henchey directed Chip Sawyer to draft different versions of the BOP language that allow for retail with different types of direction and restrictions. This draft language would be presented at the 6/03/08 Planning Commission meeting.

Update on “town sewer service area” TSSA process

Craig Myotte of Morrisville Water and Light reminded the Planning Commission members of the joint board meeting on the TSSA and Act 250 permit conditions at 6:00 PM on 5/21/08 in the Tegu Building. Myotte distributed agenda packets to the Planning Commission members.

Update on Downtown Transportation Opportunities Study

Chip Sawyer stated that he and Heidi Krantz had met with the Oman Analytics consultant team for the study. There will be a kick-off public form on 6/11, a public design form on 9/26, and a final presentation to the Planning Commission on 11/18. Krantz and Sawyer are recruiting a steering committee for the study. Steve Berson and Andrew Volansky volunteered to join the steering committee.

Chip Sawyer had drafted a contract for the consultant, which is under review.

Discussion of renewal of LCPC-Morristown Planning Services Contract

Chip Sawyer shared the report submitted to the Selectboard. The Selectboard and LCPC will be negotiating the renewal of the planning services contract.

New Business: Proposed Mud City Loop Zoning District

Amy Walker reported that members of the Mud City Loop community will be working with a planning consultant to facilitate a process with Mud City Loop neighbors concerning a zoning district for their area.

Bill Henchey mentioned that it would be best to hold off on addressing the Mud City Loop district as a Planning Commission until this process was completed.

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Walker suggested that it may take about a month.

New Business: Zoning Schedule

It was discussed that the zoning revision project schedule would likely have to be re-arranged in light of time that might be necessary for the BOP, SUD and TSSA issues. The schedule will be discussed at the 6/3/08 Planning Commission meeting.

Approval of Minutes

Steve Berson made a motion to accept the minutes of the 05/06/08 Planning Commission meeting. John Meyer seconded. Motion passed on voice vote.

Meeting adjourned at 9:30 pm.

Submitted by: Chip Sawyer, recorder.