

Morristown/Morrisville Planning Council

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Meeting Minutes of May 6, 2014

Planning Council Present: Paul Griswold (Chair), Yvette Mason, Max Paine, Tom Snipp & Mark Struhsacker.

Planning Council Absent: Andrea Caldwell & Etienne Hancock

Staff: Todd Thomas, Planning Director

Guests: Town Administrator Dan Lindley, Finance Director Carol Bradley & Richard "Buckwheat" Lowe

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

Discussion: Capital Budget Discussion w/ Finance Office – With Town Administrator Dan Lindley and Finance Director Carol Bradley present, Chair Griswold spoke about the need to coordinate large capital requests of \$500,000 or more better between the town, school and village on a 5 to 7 year basis. He added that having such a plan in place would ensure that unplanned capital requests that originate via petition would be evaluated against the predetermined list of planned capital improvements. Mr. Lindley explained what he and Ms. Bradley do on a year-to-year basis with the Selectboard to form the five-year capital plan. He said that capital requests originate from the department heads and get presented to the Selectboard where said requests are evaluated and prioritized. Mr. Lindley emphasized that the capital budget document that he submitted to the Council was apt to change from year to year as critical needs arise and that the Selectboard does try to coordinate large dollar items with the school. The Council thanked Mr. Lindley and Ms. Bradley for their time and good work on capital budget process and asked Mr. Thomas to contact school superintendent Tracy Wrend to inquire if the Planning Council could be placed on upcoming school board agenda.

Discussion: Rte 100S zoning (land use chapter of Town Plan) – The Council continued its discussion from the previous meeting regarding adding business zoning to Route 100 south the village. Mr. Thomas noted that he included the page of the Town Plan in member meeting packages that spoke to what new land area in town, if any, could be newly zoned for business/industrial use (not commercial/retail). Mr. Thomas reminded Council members that the Town Plan language limited where new business zoning could be added to two of the listed choices in the land use chapter. He added that since the Trombley Hill Industrial Park has already been zoned for business, only one of the other four areas listed in the Land Use Chapter of the Town Plan for potential business zoning expansion could be chosen. Mr. Thomas noted that at its prior meeting, the Council voted to evaluate changing the zoning of the land between the Business Enterprise Zone and the Airport Business Zone along Route 100 by a vote of 3 to 1. Mr. Thomas added, however, that the Council agreed on April 15th to continue this discussion at this evening's meeting when all members could be present. With resident Richard "Buckwheat" Lowe in attendance, the Council changed its focus and discussed the fourth bullet listing where business zoning could be added, which cited parcel 103 and parcel 156 (owned by Mr.

Lowe) at the intersection of Golf Course Road, Goeltz Road and LaPorte Road. Mr. Lowe informed the Council that he had a purchaser that was interested in his land and that the Council should look to approve zoning changes only where people actually intended to sell land and develop (instead of speculate). It was agreed that the Cheng's were not looking to develop their property in the immediate future, so it was determined that this land was not a viable candidate for a zoning change. Member Struhsacker said that the section of Route 100 S. from the Bishop Marshall School down to the airport already seemed to have a growing commercial base via home businesses permits and that perhaps Mr. Lowe's land would offer the town the greatest Grand List growth if it was zoned for business use. Member Paine said that he thought the Council should focus on encouraging higher and better commercial use on the section of Route 100 between the airport and the Bishop Marshall School / Business Enterprise Zone. Upon a motion made by Member Struhsacker, the Council decided to move forward with adding business zoning to parcels 103 and 156 south of the airport within the next zoning update by a vote of 4 to 1.

Discussion: AT&T Cell Tower proposed in Cadys Falls SPA – Mr. Thomas informed the Council that the 45 day Public Service Board public comment period was now open for the AT&T cell tower being proposed within the Cadys Falls drinking water source protection area. The Council approved Mr. Thomas writing a letter on its behalf to the Public Service Board stating concerns about the cell tower's potential impacts to the drinking water source protection area. Mr. Thomas said that he would distribute this letter to the Council electronically for comments prior to it being sent.

Approve prior meeting minutes – Approval of the April 15, 2014 meeting minutes were tabled until the four members of the Council present that night are present to vote.

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