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

**Minutes of May 6, 2008
Tegu Building, Morrisville
Approved on: 05/20/08**

P.C. Members Present: Andrew Volansky; Bill Henchey, Chair; John Meyer; Lauren Traister; Max Paine; Kelly Rogers (until 9:15pm); Steve Berson.
Absent: None.

Also Attending: Mark Leonard; Heidi Krantz; Brice Simon; Bob Chamberlin (RSG); Beth Isler (RSG); Michael Oman (Oman Analytics); Kathleen Ryan (Oman Analytics); Amy Walker; Ron Stancliff; Leon Whitcomb; Rhoda Bedell; Ed Debor; James Mahoney; Barry Coffin
Recorder: Chip Sawyer, LCPC

Bill Henchey opened the meeting at 7:02 PM.

The first item of business was to hear from two applicants for the Morristown Downtown Transportation Opportunities Project.

RSG Inc. gave their Presentation from 7:05 PM to 7:35 PM.

Oman Analytics et al. gave Presentation from 7:40 PM to 8:10 PM.

Consultant Selection

After second consultant had left, Bill Henchey entertained comments from the Planning Commission and attending public.

The general opinion was that RSG Inc. seemed strong in the aspects of scenario analysis, which Oman Analytics seemed better poised to include local stakeholders in selection of scenarios for focus and analysis.

Andrew Volansky made a motion to select the Oman Analytics et al team to be the contracted consultant on the Downtown Transportation Opportunities Study. Steve Berson seconded. Motion passed by voice vote.

Sewer Plant Expansion and Town Sewer Service Area Update

Chip Sawyer handed out copies of the Act 250 permit and findings of fact for the sewer plant expansion. He highlighted and explained the requirements of the permit as they pertain to the Planning Commission, the current zoning revision process and the evolving TSSA discussion.

Bill Henchey asked specifically what the Act 250 District Commission wanted Morristown and Morrisville to do.

Sawyer explained that the findings of fact don't go into that level of detail and that it should not be expected that the District Commission will prescribe specific zoning desires.

Mark Leonard explained that the District Commission is saying that they want the Town and Village to come up with our own solutions with our local process. And then the District Commission will dissolve

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certain conditions of the permit once they are shown, and approve of, new local land use regulations for the TSSA.

There will be a multi-board meeting concerning these issues in the Tegu Building at 6:00 PM on May 21. Ed Stanak, staff to the District Commission, will be present to answer questions.

Ron Stancliff suggest that this meeting be posted in the press. There was general agreement with this idea.

Public Comments About Zoning Issues

Henchey asked specifically in anyone had any ideas for the Business Office Park (BOP) district.

Chip Sawyer mentioned a letter from Polow Polow and Mahoney on behalf of Bishop Johan A. Marshall School and including ideas for the BOP authored by Ed Debor.

Regarding the letter, Bill Henchey asked James Mahoney what would be the safeguard to some of the new development (including retail) in this proposal. Mahoney said that DRB Conditional Use review would address that concern.

Bill Henchey stated that he would like to rely on planning, as well as conditional use review, to provide for the mixed use and great jobs that people want. He does not believe that conditional use review will accomplish that alone.

Leon Whitcomb voiced concerns that the TSSA and extended BOP should include his property on Route 100.

Bill Henchey asked for Ed Debor's opinion and specifically if Debor saw retail as an advisable option for the BOP. Debor said yes, but not because he's necessarily interested, rather because it would allow for increased flexibility, including options for the LARC. There used to be a lot more businesses in that area, according to Debor.

Bill Henchey asked if people would people accept another "Northgate Plaza" on that land.

James Mahoney explained that he was on the LEDC board for several years. LEDC couldn't figure out any options for the Union Carbide property. According to Mahoney, the area has been tried as a business office park, and it hasn't worked. It's hard to plan for entrepreneurs. Something COULD end up working there that can't be fathomed right now, but it seems unlikely without the retail option. Seems like a logical extension of the more developed areas in Morrisville.

Bill Henchey asked what the "key" was. Mixed use? Retail?

James Mahoney stated that retail would not bother him. Something like Baggy Knees would not bother him.

Mark Leonard does not think that zoning has prevented development there. Leonard argued that it's an infrastructure problem.

Brice Simon stated that, on the other hand, folks may be unwilling to invest infrastructure there if the zoning doesn't allow for more potential.

Kelly Rogers asked how it worked with the industrial park.

Answer given: It was designated an industrial park, infrastructure was built, and the lots were sold.

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Bill Henchey stated that there will likely be need for another session on the BOP in the zoning revision schedule.

Chip Sawyer opined that it would be nice to see what's out there that we could use to allow more uses and yet control for people's concerns.

Bill Henchey expressed a desire for something that allows for more of a mix of uses..

Chip Sawyer and Heidi Krantz discussed the possibilities for design review and more prescriptive conditional use review regs for the area. These could be used to find a solution for the BOP.

James Mahoney countered that a new process for the town specifically designed for this area may not be sufficient. A consistent approach for the entire town would be preferable to him.

Zoning Schedule

Mark Leonard reviewed the zoning issue schedule as it is now.

Bill Henchey stated that TSSA and BOP are shaking things up. There is a need to schedule more time for them and push other schedule items further. He would like to us the next meeting to discuss the Special Use District and BOP and start drafting language.

Approval of Minutes

John Meyer made a motion to accept the minutes of the 04/15/08 Planning Commission meeting. Andrew Volansky seconded. Motion passed on voice vote.

Meeting adjourned at 9:45 pm.

Submitted by: Chip Sawyer, recorder.