MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of May 6, 2003

Members Present: Bruce Tomlinson, Bill Bourne, Kelly Rogers, Bill Henchey (Sam Guy arrived during the meeting)

Members Absent: Julia Compagna, Peter Wright

Recorder: Mark Leonard, Zoning Administrator

Guests: Dave Pelletier (LCPC), Mike Miller (LCPC), Steve Rae (Conservation Commission Chair), Kevin Lane (Conservation Commission), Heidi Krantz (Community Coordinator), Susan DeColaines

Bruce called the meeting to order at 7:10 PM.

Dave Pelletier, transportation planner outlined an "access management plan" for the Route 100 corridor, from the Morrisville village line south to the Stowe town line, to be developed as part of a review of possible land use and zoning changes along the route. He pointed out that the highway serves two functions: mobility (i.e., allowing traffic to transit the area) and local access to land along the highway. These two functions are often at odds, with actions to enhance one function having a negative impact on the other. He cited a 199s AOT study which focused primarily on traffic flow, with little discussion on impacts to local access or zoning.

Bill H stated that the Planning Commission was going to be reviewing zoning along the corridor, with one possible outcome being the creation of a new zoning district along the route. The commission wants to proceed with care on this issue, cognizant of the potential for unintended consequences (such as resulting in more, rather than less, commercial development along the highway). With public hearings on any possible zoning changes not scheduled until the fall, it may be desirable to conduct a carefully crafted survey to gauge both public and property owner views on the topic. Bill B added that the commission's goal is to develop zoning bylaws for the area that are "win/win" for landowners and the public using the highway. (Note: a possible alternative to a new geographically defined zoning district might be an overlay district).

Bill H reported that he had reviewed the draft report of the VT AOT master plan update for the Morrisville/Stowe airport. He noted that the main recommendation was to extend the runway by 500' (200' on one end and 300' on the other, to a new length of 4200'. Any further extension is constrained by the Ryder Brook on both ends of the runway. Such an extension would not allow larger aircraft to use the field; rather, it would allow aircraft types currently using the field more operating capability (weight allowances, landing in inclement weather, etc. Bill moved to endorse the recommendations of the master plan; Sam seconded, motion passed unanimously. ZA will draft a letter of support for the commission's review and approval.

The next meeting will by on May 22, 2003 at the Lamoille County Senior Center to review uses and boundaries of the Central Business and Neighborhood Commercial zoning districts. Bill H moved to adjourn the meeting and Bruce seconded the motion. All voting in favor of the motion, the meeting was adjourned at 9:00 PM.

Respectfully Submitted,

Mark Leonard, Recorder