MORRISTOWN/MORRISVILLE PLANNING COMMISSION

MEETING MINUTES OF MAY 5, 1998

Members Present: Rich Furlong, George Robson, Sam Guy, Julie Compagna,

Members Absent: Dan Demars, Pat McCullock

Guests: Tom Bjerke

The meeting was called to order at 7:05 p.m. Rich Furlong, Chairman.

George made a motion to approve the minutes of April 21, 1998 as written.
Sam seconded the motion and it was approved unanimously.

George made a motion to approve the minutes of April 28, 1998 with one date amendment.
Julia seconded the motion and it was approved unanimously.

George made a suggestion that we document Attorney Dick Sargent's concerns, as they were expressed by him, at the April 28th meeting. More specifically:

1) Dick stated that the proposed zoning regulations were missing some definitions. From reading them he wasn't clear on what a "Business Office Park" would consist of.
George responded that the bylaws did not need to get into the particulars of building requirements, parking, etc. that a developer needs to present those ideas first. George suggested that LEDC could come forward with a concept/umbrella land design and

covenants, the planning commission could adjust it as needed, and adopt it into the bylaws. This could satisfy Dick Sargent's concerns.
George explained that LEDC would not have to purchase land from the landowners to develop the plan – an agreement would be needed that would allow them to manage the site.

2) Dick Sargent had stated a concern that the proposed site would result in gravel pits, or vehicle and machinery storage and gave CCS as an example of what he would not like to see happen.
George explained that the proposed site would not be zoned "Industrial."

3)Dick Sargent stated concern for the future of Lake Lamoille as a valuable recreation resource, as well as concerns for visibility issues, and gateway issues from the Route 100 end of the property.
George responded that Act 250 would address these concerns.

A decision was made that Ken would talk to Paul Trudell/Tom Bjerke regarding the draft of a "Business Office Park" plan.

Tom Bjerke joined the meeting and the discussion regarding the proposed "Business Office Park." George explained process of LEDC presenting the planning commission with a park plan. Tom stated that he and Paul can provide clear, definite guidelines for the BOP. That it would contain more stringent criteria than an Industrial Park.

Tom presented his outline of the proposed lighted softball field on Water & Light property near Tenney Bridge.
Tom presented Rich with an application – plans to follow.

Ken's E-Mail response from the League of Cities & Towns was reviewed in regard to the issue of grandfathering commercial buildings. In the Brooks Drugs example if the site were to be empty for one year, it would revert to residential use.

Ken reported he had contacted Dayton Wakefield regarding the post office. Dayton suggested the planning commission should have no direct contact with the post office. The building owner should contact the postal officials in Springfield, MA .An invite should be extended to meet with the planning commission to demonstrate that we are working with them.
Rich asked Ken to arrange for Sonny Demars to contact the post office and set a date for a future meeting.

Ken gave a brief update on the status of the proposed Route 100 By-Pass. The Agency of Transportation appears to be on schedule with the project.

Ken described a Design Share seminar he had attended, and proposed that Morrisville be a future site for such a seminar. The planning commission, selectboard and trustees would all be involved in it. Approximate date – Summer 1999. Rich felt we should go for it.

Ken provided a copy of the new "Bianchi" bill, as well as a conflict of interest article to be discussed at May 14th joint meeting with DRB and Selectmen.

Minutes of the March 17th public hearing were reviewed. The last item to be addressed was with regard to the proposed fence regulations. Steve Leach's question regarding fences in the roadway was addressed. Selectman can enforce the 25 foot set-back requirement.

Sam made a motion to adjourn the meeting at 9:05 p.m.
Rich seconded the motion and it was approved unanimously.

Respectfully Submitted,

Julia J. Compagna

Julia J. Compagna