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**MORRISTOWN/MORRISVILLE**
**PLANNING COMMISSION**
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**Minutes of May 4, 2004**

Members Present: Richard Duda, John Meyer, Kelly Rogers, Bruce Tomlinson, Bill Bourne, Bill Henchy

Members Absent: Sam Guy

Recorder: Mark Leonard, Zoning Administrator (ZA)

Bill called the meeting to order at 7:10 PM. Minutes of April 6, 2004 were reviewed and approved on a motion by Kelly, seconded by Bruce.

The ZA presented information he had gathered regarding the applicability of zoning bylaws on home occupations and home businesses as they might pertain to business activities based at a residence but where the business activity itself is conducted elsewhere. This would include such businesses as landscapers, construction contractors, painters, snowplowing and other similar type business activities. The question of whether such "off-site" businesses fall within the home occupation/home business zoning requirements has come up in regard to the number and volume (i.e., trips to and from the business home base) of vehicles associated with such activities.

The ZA and several commissioners noted that a significant number of town residents are engaged in such activities and they provide a much-needed source of revenues that should not be subject to unnecessary regulatory burdens, provided that they do not have a negative impact on surrounding properties. It was the commission's general assessment that it was a matter of some judgment as to when such activities rise to the threshold of requiring a zoning permit. The ZA will solicit the opinion of the Vermont league of Cities and Towns (VLCT) and ask other towns how they address this issue.

The ZA advised that there had been several recent subdivision applications for properties within the village where neighbors felt that the minimum lot sizes were too small to adequately protect the character of a given neighborhood. He has advised those parties to present their concerns and/or suggestions for revising the minimum lot sizes in various districts to the Planning Commission for their consideration.

The ZA presented a letter from the Chairman of the Select Board requesting that the Planning Commission define specific areas to be served under the proposed town/village sewer service agreement. The town has contracted with Forcier Aldrich & Associates to update their 2000 study on sewer system expansion. The next few meetings should be devoted to this task, with participation by Morrisville Water & Light Dept and Forcier Aldrich. The letter requests the Commission's recommendations by July 1, 2004.

On a motion by Bill B, seconded by Jim, the meeting was adjourned at 8:15PM.

Respectfully submitted,

Mark Leonard, recorder

Minutes approved on: 5/18/04 (BT/BH)