

MORRISTOWN/MORRISVILLE PLANNING COMMISSION
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Meeting Minutes of May 1, 2012

Members Present: Paul Griswold, Reeves Larson, Max Paine, Mark Struhsacker & Lauren Traister

Members Absent: John Meyer & Tom Snipp

Staff: Todd Thomas, Zoning Administrator & Planner

Guests: None

Call to Order: The meeting was called to order at approximately 7:00 PM.

Approve prior meeting minutes – Member Griswold moved to approve the April 3, 2012 meeting minutes. The motion was approved by a vote of 4-0-1, with Member Struhsacker abstaining. The March 6, 2012 meeting minutes were tabled due to quorum issues (until Member Meyer could attend a meeting). ZA Thomas said that the brief notes he took at the April 17th meeting did not need to be formally approved because there was no quorum that evening.

Discussion: Reorganization – The Commission decided to table reorganization indefinitely.

Discussion: District Commission prime ag soils definition – ZA Thomas explained that he had been working on behalf of the Village Trustees to obtain condition relief on the sewer plant's Act 250 permit. He said that while working his way through this process, he uncovered that our local zoning bylaws were regulating levels of prime ag soils that were not recognized as significant by the state. As a result, he proposed that the Commission adopt a definition of prime ag soils that matched what the state regulates. Member Traister moved to add such a definition of prime ag soils to the material being scheduled for the next zoning update. The motion was approved unanimously.

Discussion: LHP request for affordable housing density bonus – The Commission discussed the request of Jim Lovinsky, on behalf of Lamoille Housing Partnership, to add a density bonus to §510, Planned Unit Development, of the zoning bylaws. The proposed density bonus would be for the creation of affordable housing. Member Griswold asked what the definition for affordable housing was and what the impact of affordable housing was on the Grand List. The Commission asked ZA Thomas to ask the Listers how many affordable housing units were in the village and that the impact was to the Grand List. Member Traister suggested asking Mr. Lovinsky in to an upcoming Planning Commission meeting to discuss his request. ZA Thomas said that he would schedule such a meeting.

Discussion: Town Plan Utility & Facility Chapter – As requested, ZA Thomas introduced the Utility & Facility chapter of the Town Plan. Member Griswold said that the Town Plan should not have as many directives, but just offer a vision and goals. Member Struhsacker said that there was an abundance of historical information in the Town Plan, and perhaps that information could be moved to an appendix if the goal was to shorten or streamline the document. Member Griswold said that he would like to a simplified portion of the Town Plan that included just goals, policies and recommendations. The Commission Members worked through the Utility & Facility chapter and made specific changes to the stated policies and recommendations pages. ZA Thomas noted the changes and was instructed to draft a revised Utility & Facility chapter that contained these revisions, which was also more streamlined for the next meeting.

Prior to adjourning, Member Griswold wanted to note for the record that CCS was yet to talk to or work with the Planning Commission regarding the development of the Langdell Farm parcel on the north side of Route 15.

The meeting adjourned at approximately 9:00 P.M.

Respectfully submitted by Todd Thomas, ZA