

FILE COPY

**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
P.O. BOX 748
MORRISVILLE, VT 05661
Phone (802) 888-6373
Fax (802) 888-6378**

Minutes of April 6, 2004

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

Members Absent: Bill Bourne, Sam Guy

Recorder: Mark Leonard, Zoning Administrator (ZA)

Attendees: Thomas Snipp

Bill called the meeting to order at 7:10 PM. Minutes of March 16, 2004 were reviewed and approved on a motion by Bruce, seconded by Kelly.

Thomas Snipp, candidate for the vacant seat on the Planning Commission, was interviewed by the members regarding his interest in serving. Following his appearance, the members discussed the three candidates for the position and unanimously recommended Richard Duda to the Select Board for appointment to the commission. The two absent members would be contacted on their preferences before the recommendation was forwarded to the Select Board.

The ZA presented an additional bylaw proposal dealing with local review procedures for applications for tax credits under the Vermont Downtown Program. The ZA explained that the application process requires the local zoning board to review such applications to determine that the applicants' plans for renovations of historic buildings in the designated downtown area comply with established guidelines. The town can develop its own guidelines or use those provided by the VT Secretary of the Interior's standards for rehabilitation. The bylaw provides that the DRB will review all such applications using the aforementioned standards. On a motion by Bruce, seconded by Bill, the Commission voted unanimously to include the proposed bylaw with the set of bylaw changes to be reviewed by the Select Board and Village Trustees at their joint public hearing on April 26, 2004.

The ZA asked about the Commercial District northeast boundary on the corner of Center Rd and VT Route 15. The district boundary extends in a 600'x600' block at that intersection. The land is currently undeveloped, but he had received several inquiries recently on commercial development there. The fact that the district boundary divides a larger parcel that lies mostly in the Rural Residential with Agriculture district allows any application to be reviewed under the provisions of either zoning district (see Section 203.3). The members did not recall when or why the district boundary was drawn this way, but acknowledged that commercial development of the 600'x600' portion of the Commercial District would be consistent with surrounding uses. Any such development would have to address wastewater disposal and stormwater runoff provisions, given the existing problems in that area.

The next scheduled meeting on April 20, 2004 will be cancelled. Members were encouraged to attend the public hearing on the bylaw changes on April 26th.

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

Respectfully submitted,

Mark Leonard, recorder

Minutes approved on: 5/4/04