**MORRISTOWN/MORRISVILLE**
**PLANNING COMMISSION**
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**Minutes of April 5, 2005**

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

Members Absent: none (one vacancy)

Guests: Francis ('Tag') Taginski (Town Administrator) Mike Miller (LCPC), Steve Rae (Conservation Commission), Steve Berson, Ron Stancliff

Recorder: Mark Leonard, Zoning Administrator (ZA)

Bill (acting chair) called the meeting to order at 6:30 PM. The board met with Steve Berson and Ron Stancliff, prospective new board members, individually and discussed their interest in serving, background and experience, and views on topical issues the Planning Commission deals with. After the interviews, both candidates left the meeting.

The new Town Administrator, 'Tag' Taginski, met with the Planning Commission (PC)for the first time. He addressed what he regards are the Select Board's views of the PC's role and responsibilities. He mentioned several projects that he felt the PC had a role in reviewing and commenting on to the Select Board: the Route 15A/12 intersection study, study of ways to improve traffic at the main village intersection, the airport master plan, and the ongoing Town Sewer Service Area (TSSA) agreement.

On the latter subject, Tag acknowledged the PC's extensive work last year to define growth areas that could be included in the TSSA. He explained that the process is being reviewed again by the Village Trustees who, with LCPC's assistance, are conducting both a village and town-wide build-out analysis to better define the potential sewer system requirements under existing zoning regulations. He presented charts developed by LCPC that modeled the potential build out and listed the sewer system usage under the model. He asked the PC to reengage in this effort.

Tag also discussed the PC's role in guiding growth. He suggested that the PC could and should recommend desired uses for specific areas, even specific properties. He reminded the members, though, that the PC, along with other community groups, acts in an advisory role to the Select Board, who has the statutory decision-making authority on most municipal matters. He concluded by emphasizing the need for better communication between the PC, DRB, Select Board, and other community committees and offered suggestions on how to improve communication among and between those bodies.

LCPC Planner Mike Miller provided an update on the Route 100 land use study. He explained that this study takes up where last year's Route 100 Access Management Study left off. That study focused on traffic issues, identifying expected traffic growth along the Waterbury-Morrisville corridor, and highlighting specific problems areas, mostly in Waterbury and Stowe. The LCPC study is focused on Morristown's land use and zoning along Route 100 and what, if any changes, should be considered. Mike used the buildout analysis charts and aerial photos to show where potential growth along Route 100 could occur.

PC members discussed various options for zoning changes to address requests for more commercial uses along Route 100, as well as the desirability, or lack thereof, of making such changes. Several members felt that more effort such be made in using available space within the village and north end commercial areas, rather than opening up the corridor in a way that will likely encourage 'sprawl'.

On the specific request to open up the RRA for child care facilities, concerns were raised about allowing this use across the entire district. Members again suggested that there might be suitable locations within those village districts where that use is presently allowed. They expressed a willingness to consider adding child care facilities to the list of conditional uses allowed in the Business Office Park district.

The members briefly discussed the candidates they had interviewed and directed the ZA to advertise the vacancy once more in hopes of having a larger pool of applicants from which to make a recommendation. The ZA advised he would be absent from the next meeting (April 19).

The members agreed by consensus that Bill and Kelly would serve as co-chairs.

The meeting was adjourned at 8:40 PM.

Respectfully submitted,
Mark Leonard, recorder

Minutes approved on:_____________