FILE COPY

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

Minutes of April 4, 2006

Members Present: Bill Henchy, Steve Benson, John Meyer, Kelly Rogers, Richard Duda, Andrew Volansky

Members Absent: none

Guests: Heidi Krantz (Community Coordinator), Mike Miller (LCPC)

Recorder: Mark Leonard, Zoning Administrator (ZA)

Bill called the meeting to order at 7:05 PM.

Community Coordinator Heidi Krantz provided an update on the Historic District review/expansion grant. She presented a draft map of the expanded boundaries that would be included in an application to the state historic preservation office for review and approval. Heidi listed several benefits to the community and affected property owners in the expanded historic district.

Heidi next reviewed a separate municipal planning grant the town had received to review and make recommendations on zoning bylaws as they pertain to the commercial district and the designated downtown district. Possible recommendations could include, for the first time, design review requirements. Three consultants had submitted proposals to conduct the grant study. Bill said the Planning Commission would like to meet with the candidate consultants at the next meeting (April 18) in order to be able to make a recommendation on which one should be hired. He stressed that the goal is to develop solid information to support any recommendations and that the consultant should have the ability to educate and persuade the public on the need for any proposed changes.

Mike Miller reviewed his airport zoning project report. He summarized three zoning options to reduce or minimize potential conflicts between the airport and future development in the surrounding area: create a new zoning district within the transition area (identified on attachment 9 of the report) for limited commercial use, purchase development rights within the transitional zone (see attachment 10), and purchase avigation (i.e., noise) easements within the north and south approach zones beyond the transitional zones (attachment 11). The report identifies the relative merits of each option. Mike did not recommend any one of the options but suggested that a combination of all three might offer the best solution to the problem. He noted that the purchase of either development rights and/or avigation easements would require funding (source to be determined) to accomplish.

Bill suggested meeting with AOT officials to find the best solution. Mike offered to set up a meeting with them on May 16th.

Mark presented the results of the retail store size survey. Of 87 respondents, 57% favored limits on store size, with half of those saying the limit should be 50,000sf and the other half saying it should be 75,000sf. The survey findings, along with a summary of the various comments, are attached. Steve said we should look at how other towns have dealt with this issue, citing Littleton, New Hampshire as an example of a town that has a traditional downtown area and new large-scale retailers outside of that area. He would like to see how those two types of commercial businesses co-exist and what problems/issues have developed there.

Lauren Traister introduced herself as a prospective member of the commission. She described her background in environmental and development issues and her current role as the Lamoille County 4-H program educator through the University of Vermont extension office in town.

Steve asked about the possibility of getting a grant to conduct a broad review of our zoning bylaws, with particular attention to minimum lot size in the various districts. Mark said he would investigate the grant options.

Mark advised that there was a community forum scheduled on May 20th that would provide a good opportunity to get public input on a number of issues before the commission, including retail store size, minimum lot size and residential density, and revisions to the town plan; more info to follow.

On a motion by Steve, seconded by John, minutes of the March 7, 2006 meeting were accepted as presented.

On a motion by Kelly, seconded by Steve, the meeting adjourned at 9:00 PM.

Respectfully submitted,
Mark Leonard, recorder

Minutes approved on: 4/18/06 BH/RD