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MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of April 1, 2003

Members Present: Bruce Tomlinson, Sam Guy, Kelly Rogers, Bill Henchey,

Members Absent: Julia Compagna, Bill Bourne, Peter Wright

Guests: Mike Miller (LCPC Planner)

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

Mike Miller informed the commissioners that the Town Plan had been approved by the Select Board and Village Trustees in accordance with all statutory requirements. The county planning commission has also reviewed and approved the plan. He has filed a copy with the Vermont Department of Housing and Community Affairs. A limited number of paper copies of the plan are available in the town clerk's office. Should demand require it, additional copies can be made. A master electronic copy of the plan and associated maps is available on CD-ROM in the zoning office.

With the Town Plan complete, the commission is looking to review the zoning bylaws. A key theme in the town plan is the desire to protect the Route 100 corridor (from the Morrisville village line to the Stowe town line) from unwanted development. The commission intends to study the possibility of creating a new zoning district to accomplish this. The boundaries and allowable uses for such a district would need to be carefully defined and members were aware of the risk that opening up public discussion on a change to the existing Rural Residential with Agriculture district could have unintended consequences.

The ZA suggested scheduling a series of public meetings to be held in each zoning district to review the current boundaries and uses. Maximum public input would be sought for any proposed changes. Beyond a review of zoning districts, all other sections of the bylaws (special protection areas, general regulations, subdivisions, etc) should be reviewed. The town plan's encouragement of cluster development, for example, might lead to changes to the subdivision bylaws.

Bill asked if the ZA had a copy of the recently completed airport master plan update. The ZA replied that he would get one and make it available to anyone who wished to review it.

Sam suggested inviting the Conservation Commission to the next meeting (April 15) to help lay out the schedule and agenda for the bylaw review. He also suggested that it could be helpful for the planning commissioners to receive minutes and agendas of DRB hearings to stay abreast of issues that may require changes to the bylaws. The ZA will provide DRB minutes to the PC members and copies of PC minute to the DRB.

Review and approval of the previous two planning commission meetings was postponed due to lack of a quorum of those present for those meetings. Bill Henchy moved to adjourn the meeting and Kelly seconded the motion. All voting in favor of the motion, the meeting was adjourned at 8:15 PM.

Respectfully Submitted,

Mark Leonard, Recorder