

**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of March 15, 2011

Members Present: Paul Griswold, Bill Henchey, Reeves Larson, John Meyer, Max Paine, Lauren Traister & Andrew Volansky

Members Absent: None

Staff: Todd Thomas, Zoning Administrator (ZA)

Guests: Residents Susan Low, Berta Pykosz, Steve Leach, Steve Rae, Theresa & Arthur Breault

Call to Order: Chair Henchey called the meeting to order at 7:00 P.M.

Public Hearing: Proposed zoning update for the downtown, signs and food uses – ZA Thomas introduced the items warned for the evening's public hearing regarding proposed zoning changes. He began the hearing by discussing the proposed zoning changes for food uses throughout Town, as well as the minor changes made to the sign bylaw since its last public hearing. He then began his PowerPoint presentation that explained the proposed zoning changes for the downtown / Central Business (CB) zoning district. ZA Thomas highlighted during this presentation that the existing minimum lot size, minimum lot width and minimum land area per dwelling unit required by the current CB zoning no relationship with what was on the ground in downtown Morrisville. He explained that the current downtown zoning made nearly every lot in the downtown non-conforming, which severely retards redevelopment. ZA Thomas then explained why the proposed parking changes that accompanied the downtown zoning changes were so important. He illustrated that the proposed parking ratio for residential use in the downtown was being reduced from 2 parking spaces per dwelling unit to 0.75 spaces per dwelling unit. ZA Thomas then added that residential parking use of the municipal parking lots was also being allowed for the first time within the proposed zoning changes.

ZA Thomas fielded questions from residents at the conclusion of the PowerPoint presentation regarding the appropriateness of the proposed density and the potential for parking problems once redevelopment occurs. Resident Steve Rae echoed ZA Thomas answers to the parking questions, saying that a parking problem would be a nice problem to have, as opposed to an empty building problem. ZA Thomas then went through the twenty-five page zoning package page by page, proposal by proposal. After a brief discussion regarding the Health Care Facility use in the downtown, Member Paine moved to approve the proposed zoning and instructed ZA Thomas to inform the Selectboard that

a hearing is requested for the full zoning proposal. The motion was affirmed by a vote of 7-0.

Discussion: Louis Ferris Bypass Letter – ZA Thomas informed the Members that local property owner Louis Ferris sent the Planning Commission a letter expressing concerns about the economic impact of the proposed bypass/truck route on the downtown. The Planning Commission asked ZA Thomas to respond to this letter by thanking Mr. Ferris for his concerns. The Commission asked ZA Thomas to also express in the letter that tonight's zoning hearing was one of the ways in which the Commission was attempting to address the bypass issue, along with the creation of the Lower Village Gateway Commercial zoning district and the recent successful appeal to rename Rte 100 through the village Historic Rte 100.

Approve prior meeting minutes – Member Volansky noted a correction was needed on the prior meeting minutes. Upon a motion by Member Traister, the as revised February 15, 2011 meeting minutes were accepted. The motion was affirmed by a vote of 7-0.

Respectfully submitted: Todd Thomas, ZA