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**MORRISTOWN
PLANNING COMMISSION
P.O. BOX 748
MORRISVILLE, VT 05661**

**Minutes of March 18, 2008
Tegu Building, Morrisville
Approved on: April 1, 2008**

P.C. Members Present: Andrew Volansky; Bill Henchey, Chair; John Meyer; Lauren Traister; Richard Duda

Absent: Steve Berson; Kelly Rogers

Also Attending: Mark Leonard; Jim Fontaine; Steve Rae

Recorder: Chip Sawyer, LCPC

Bill Henchey opened the meeting at 7:09 PM.

Downtown RFP Selection Timeline

The Planning Commission decided on a timeline for choosing a consultant out of applicants to the RFP for the Downtown Transportation Opportunities Study. Over the course of next three regular meetings, the Commission will create a short list out of the applications received, include stakeholder questions, and interview candidates before making a final decision on May 6. Chip Sawyer and Heidi Krantz will facilitate the process.

Sewer Service Area

Sawyer advised the Planning Commission that the sewer boundary and Zoning revision discussions will likely be occurring concurrently. The speed and quality of discussion will probably be affected by conditions of the Act 250 permit, if there are any at all.

Jim Fontaine stated that the Village Trustees are ready to start the conversation. When asked, he did not know of any yearly goals for new hook-ups, once the expansion is done. Bill Henchey wondered if targets had been in the municipal bond language.

Steve Rae questioned the background on the sewer use build-out study that was performed in 2004-2005. This data is part of the Village permit application. Rae questioned whether the original build-out was performed in order to justify the future expansion or to allocate the 50,000 capacity balance at the time. Fontaine and Henchey surmised that the 50,000 excess might have been more than what was really available at the time, which would explain why the issue of expansion came up soon after.

Zoning Revision Timeline

Mark Leonard presented a timeline of zoning revision topics to consider at regular Planning Commission meetings through the summer and into the fall. The Planning Commission agreed to a timeline, which will be distributed to the media. Sawyer asked if the timeline could be posted at the Morristown website, so that changes could be updated and checked by the public.

Henchey asked about the availability of funds to pay for consulting in this effort. Sawyer mentioned that the Morristown planning contract gives the same access to LCPC staff that an MPG would.

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Zoning Language Discussed:

Sec. 203, Lots Divided by Zoning Boundaries

The question was asked: would a COM zoning district boundary change fix this problem anyway? Where else might the divided lot issue pop up in town – probably nowhere, making the language a moot point. Henchey expressed interest on getting the input of the affected property owner. It was decided to take up this issue when COM district boundaries are discussed.

Sec. 403.4 & 404.1, State Wastewater Jurisdiction

Due to the State's new wastewater jurisdiction, the current language needs to be removed. Mark Leonard will draft new language that allows for zoning permits to be issued with construction contingent upon the issuance of state wastewater permits.

Sec. 422, Required Frontage/Access

Leonard raised the issue that current zoning language requires a 50' right-of-way to a road, while the State requires only 20'. What's the reason for the 50'? What do other towns require? Sawyer will look into the issue.

Sec. 424.3 Height Restrictions, with Regard to Wind Turbine Towers

The Planning Commission discussed the need for more direction in Morristown's regulations on wind turbines. Chip Sawyer presented the language from other towns' zoning. The priority issues raised for Morristown were: tower collapse zones, maximum height, noise, number of towers in proximity to one another, color. Mark Leonard will draft language. There was also the issue of Act 248 certificates of public good superseding all town regulation of wind towers. It was decided to provide more direction in the zoning, regardless.

Miscellaneous

Various language corrections to eliminate typographical contradictions with provisions of last zoning revision.

Boundaries of Special Use District and review of allowable uses

This issue was rescheduled during the timeline discussion.

Approval of Minutes

Lauren Traister made a motion to accept the minutes of the 02/19/08 Planning Commission meeting. John Meyer seconded. Motion passed.

Meeting adjourned (Traister moved, Volansky seconded, motion passed) at 8:56 pm.

Submitted by: Chip Sawyer, recorder.