

MORRISTOWN/MORRISVILLE PLANNING COMMISSION
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Meeting Minutes of March 5, 2013

Present: Paul Griswold, Etienne Hancock, John Meyer (Chair), Max Paine, Mark Struhsacker & Tom Snipp

Members Absent: Reeves Larson

Staff: Todd Thomas, Zoning Administrator & Planner

Guests: None

Call to Order: The meeting was called to order at approximately 7:00 P.M.

Approve prior meeting minutes – Member Struhsacker moved to approve the February 19th meeting minutes. A vote of 4-0-2 affirmed the motion, with Members Griswold & Paine abstaining.

Discussion: Feedback from prior night Selectboard meeting – Zoning Administrator Thomas provided the Commission with a recap of what was discussed at the prior evening's Selectboard meeting. Mr. Thomas said that he spent about four hours with the Selectboard reviewing the proposed Town Plan. Overall, he said that the Selectboard liked the plan and had relatively few issues therewith. He added that the Selectboard would like to discuss a few sections of the proposed plan with the Commission in more detail at a joint meeting between the two boards on the 19th. The sections of the Town Plan where the Selectboard thought more discussion was warranted were as follows: the stated immediacy of finding new land for business zoning including the potential development of a municipal industrial park, the language about the graded school being used for town office space, a public safety exemption for ridgeline cell tower development and language suggesting that the state sustainably log its lands within the Town's borders. The Planning Commission members said that they thought it was important to immediately begin planning for new industrial space before companies that want to be located in or expand in Morristown look elsewhere. Member Struhsacker said that he hoped the Selectboard would keep the sustainable logging language in the plan as it is only a suggestion.

Discussion: BE Zone Class 1 Development Change – ZA Thomas began the discussion about changing the Class 1 development requirement for portions of the BE Zone by referencing resident Mark Cote's visit to the Commission the prior week, where Mr. Cote said he would like to develop his Cadys falls property, but could not due to the Class 1 zoning requirement and the present lack of municipal sewer and water. Mr. Thomas reference the proposed sewer plans that were done for the area and said that bringing sewer service to the properties to the west of Ryder Brook and to the south of Morristown Corners Road was not topographically possible within any amount of reason. Commission members agreed that it was unfair to require Class 1 development, which required the availability of municipal water and sewer, when it was not possible to bring these services to this area. Mr. Thomas said that the combination of requiring municipal

water and sewer when it was not reasonably feasible to bring these services to the area basically prohibited all development of these properties. Commission Members approved of Mr. Thomas' proposed change to the BE zone, which removed the Class 1 development requirement for lands west of Ryder Brook and south of Morristown Corners Road. Mr. Thomas said that this change would be included with in the next zoning update after the Town Plan is finalized.

Discussion: Sewer Service Mgmt Area Changes for BE Zone & Village Trustee Trombley Hill Parcel – The Commission, as part of removing the Class 1 development requirement from lands in the BE Zone where municipal water and sewer were unlikely to be extended, also agreed to remove the same properties from the Sewer Service Management Area (SSMA). The Commission also agreed to extend the SSMA up Trombley Hill Road to the Village line and back down the opposite/east side of the Village Trustee's water tank parcel. Mr. Thomas said that receiving approval from Act 250 regarding these aforementioned SSMA changes should be relatively easy since more land was being removed from the SSMA that added.

Discussion: Zone CCS' Cadys Falls Parcel Industrial? – Mr. Thomas asked the Commission to consider extending industrial zoning to parcel 35-1. Mr. Thomas suggested that the existing industrial zoning could easily be moved by a couple hundred feet to split this parcel, which would give the owner the ability to develop it industrially in the future if he so chose. Mr. Thomas added that in moving the zoning in this fashion, it would only affect this parcel and that this parcel is contiguous to the rest industrial zone. Mr. Thomas added that this parcel's egress onto Needles Eye Road was buffered by two existing residentially zoned parcels under the same ownership, which meant that the abutting properties on Needles Eye Road should not feel the impact of this potential zoning change. Mr. Thomas said that in order for the Cadys Falls water line extension project to be successful, he needed more stakeholders who could develop their property for commercial or industrial purposes and be taxed via a special tax district. ZA Thomas showed the Commission the proposed water line route and the Cadys Falls groundwater protection area. After a lengthy discussion, the Commission agreed to include evaluating extending the existing industrial zone so it split parcel 35-1, which allowed ZA Thomas to include CCS (the owners of the parcel) in the Cadys Falls stakeholder group.

The meeting adjourned at approximately 8:45 PM – submitted by Todd Thomas, ZA