

**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
P.O. BOX 748
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Minutes of February 19, 2002

Members Present: Julia Compagna, Sam Guy, Bruce Tomlinson, Kelly Rogers,

Members Absent: Bill Bourne, Bill Henchey, Kevin Lane

Recorder: Mark Leonard, Zoning Administrator

Guests: Marcy Nisenholtz (Two Dogs Marketing)

Julia Compagna, co-chair, formally called the meeting to order at 7:45 PM. Minutes of the last meeting (Feb 4, 2002) were reviewed. On a motion by Kelly, seconded by Sam, the minutes were approved unanimously.

Marcy Nisenholtz spoke with the Commission on the purpose of the Business Office Park zoning district and how to develop a marketing plan for that district. She listed various methods of making information on the district and Morristown in general available to businesses that might look to relocate here. Sam mentioned that the town is somewhat limited in what it can offer businesses at this time; it does not own any of the property in the district and has no plan in place to offer tax incentives or to extend key utilities to the area. There was discussion on what Marcy's role in this effort might be, but no discussion on payment or budget for the work she might do. The Commission asked Marcy to develop a proposal to review at the next meeting.

The commission reviewed the following bylaw amendment proposals:

The addition of an "other commercial uses consistent with those in the district" conditional use in the Business Office Park was discussed. Concerns were raised that such a broad category could lead to uses beyond those envisioned in this district. A letter from CREW requesting just such changes to uses in the district was read into the record. On a motion by Julia, seconded by Bruce, the commission unanimously rejected making the changes requested by CREW. The co-chairs asked the ZA to draft a response to CREW stating that the Commission would not entertain any such changes at this time. On a motion by Kelly, seconded by Bruce, the commission unanimously rejected the proposed "other commercial uses" addition.

The addition of "community facilities" (as defined in the bylaws) to the conditional uses allowed in the Central Business District was proposed. On a motion by Julia, seconded by Sam, the Commission voted unanimously to accept this proposed addition.

Changes to permitted and conditional uses and district boundaries in the Neighborhood Commercial District were reviewed. ZA presented draft language intended to amend uses and boundaries in the district as agreed by the Village Trustees and Town Select Board when the bylaws were last amended in November 2000. On a motion by Sam, seconded by Kelly, the Commission voted unanimously to accept the proposed changes.

Changes to Section 412.4 of the bylaws, pertaining to antennas mounted on structures, roofs, walls, and existing towers, were reviewed. As a conditional use, approval authority was assigned to the DRB, instead of the ZA as currently written. The list of required information applicants must submit was revised to streamline the process and differentiate antennas from the more stringent requirements for towers. On a motion by Julia, seconded by Sam, the Commission voted unanimously to accept these proposed changes.

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Julia made a motion and Kelly seconded to forward the approved changes for public hearings ahead of consideration by the Select Board and Village Trustees. The motion was approved unanimously. ZA will review the statutory requirements for warning bylaw amendments and proceed accordingly. The amended bylaws will include a summary of changes and changes will be highlighted or italicized within the text.

The next meeting will be on March 5, 2002 at the Water & Light Department building on Elmore St. Agenda items will include: start of Town Plan review/revision (sections 4 and 6).

Julia moved and Kelly seconded a motion to adjourn the meeting; motion was approved unanimously. The meeting was adjourned at 9:15 PM.

Respectfully Submitted,

Mark Leonard, recorder

Cc: Town of Morristown Select Board
Morristown/Morrisville Development Review Board
Town Clerk