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**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of February 17, 2004

Members Present: Bill Henchy, John Meyer, Kelly Rogers, Sam Guy, Bruce Tomlinson

Members Absent: Bill Bourne

Recorder: Mark Leonard, Zoning Administrator (ZA)

Attendees: see attached list

Sam called the meeting to order at 7:05 PM. Review and approval of the minutes of Feb 3, 2004 was deferred due to the lack of a quorum of members present at that meeting.

David Pelletier, Lamoille County Planning Commission transportation planner, gave an overview of the ongoing Route 100 Access Management Study. The study, sponsored by LCPC and the Central Vermont Planning Commission, covers the road from its intersection with Interstate 89 at Waterbury to the intersection with VT Route 15 on the north end of Morristown. Resource Systems Group and Burnt Rock Associates have been contracted to conduct the study, which got underway last fall and should be completed by Summer 2004. Part of the study involves a series of 'local concern' meetings in each of the three towns along the area of the study. Resource Systems Group and Burnt Rock Associates presented a report on their work to date and listed several issues for discussion. A copy of their presentation is attached to these minutes.

Following the study presentation, the Planning Commission again took comments and questions regarding the proposed bylaw changes that had been presented at a public hearing on February 3, 2004. Allen Godin questioned the characterization of the last sentence of his comments in the minutes of 2/3/04; the ZA will revise them to more accurately portray those comments. He submitted photos of other storage trailers he'd observed around town. The photos did not indicate the location of those trailers with regard to property lines or setbacks. Upon questions from the members, he stated that several photos were of non-residential properties and others were not located in Morristown. Kelly noted that the photos tended to support the view that placement of trailers on residential properties needed to be regulated. Allen Godin submitted an alternate proposal to regulate storage trailers (copy attached). The members indicated that it largely reflected the bylaw proposal previously presented; however they felt that provisions dealing with screening of trailers were unduly vague and would be difficult to enforce. They agreed that a definition of storage trailers was useful and should be added to the proposed bylaw changes.

Leon Whitcomb also had concerns about the storage trailer bylaw. He has a storage trailer on his property at Morristown Corners and is concerned that he might have to move it to fall within the 15' side setback. The ZA said he'd have to see if the trailer infringes on the setback and whether it fell behind the front line of the house.

Bruce made a motion to accept the proposed bylaw changes as presented to the commission by the Zoning Administrator, with the addition of a definition for storage trailers. John seconded the motion and it passed unanimously. The ZA will prepare a letter to the Morristown Select Board and Morrisville Village Trustees forwarding the proposed changes for their consideration and public hearing as required by state statutes.

On a motion by Bill, seconded by Bruce, the meeting was adjourned at 9:15PM.

Respectfully submitted,

Mark Leonard, recorder

Minutes approved on: 3/16/04
BH/KR