**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
P.O. BOX 748
MORRISVILLE, VT 05661
Phone (802) 888-6373
Fax (802) 888-6377**

Minutes of February 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) & Trisha Follert, Community Development Coordinator (CDC)

Guests: Residents Linda North, Steve Rae & Kate Whitehead

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

Discussion: **Fit & Healthy Council for Wellness Town Plan Update** – ZA Thomas introduced Kate Whitehead who spoke about the Lamoille Valley Fit & Healthy Council and its work on developing a wellness section for the Town Plan. Ms. Whitehead explained the genesis and the goals of the Fit & Healthy Council. She added that the proposed wellness section addition to the Morrisville/Morristown Plan 2008-2013 was intended to stress the important relationship between the built environment and the general health of the population. Ms. Whitehead then led the Commission through the proposed addition to the Town Plan, which resulted from six months of work from the Wellness Town Plan Update Committee (represented at the meeting by Kate Whitehead, Linda North, Steve Rae and Todd Thomas). ZA Thomas responded to Member Henchey's technical question about revising a Town Plan by agreeing to research what legally had to happen in order to include the proposed wellness section as an addendum thereto. Member Griswold said that he would like a meeting or two to review the proposed section before voting on it. Member Meyer said that the Commission is only ten months away from beginning the 2013 Town Plan update process. Resident and Wellness Town Plan Update Committee member Steve Rae said that public forums would help raise awareness for the proposed wellness section. ZA Thomas said he would schedule another discussion on the proposed wellness update to the Town Plan for the Commission's next regular meeting.

Discussion: Central Business zoning district final changes (Health Care Facility) – ZA Thomas introduced the revisions made to the both the CB zoning district and the proposed Definitions sections of the Zoning Bylaw resulting from the health care discussion at the last Commission meeting. He highlighted that the revised definition for the Business Services use included dentist offices and non-traditional medical offices.

CDC Follert told the Commission that she did not think it was right to exclude the Health Care Facility use from the downtown. She added that filling empty buildings in the downtown becomes more challenging when medical offices cannot be located therein. Member Larson asked if there were examples of private medical practices opening up next to established hospitals which hurt the viability of these hospitals. It was suggested that this recently happened in Lewiston, Maine. ZA Thomas said that he would inquire about this instance. Chair Henchey said that he would like to move the downtown zoning forward as it was proposed at the informational public meeting on January 18th. The Commission agreed with Member Henchey by consensus. ZA Thomas was instructed to write a letter to Copley Hospital explaining this decision and promising that clarifying health care uses would be a top priority with the next zoning update after more public outreach could be conducted.

Discussion: Review March 15th public hearing – ZA Thomas asked the Commission Members if they were ready to call a public hearing for the proposed zoning update, which includes: the downtown zoning changes, the clarification of food uses, the revised sign bylaw, the revised parking regulations for the downtown and the general definition changes. Member Volansky moved to schedule a public hearing for March 15th for these proposed zoning changes. A vote of 7-0 affirmed the motion.

Approve prior meeting minutes – Member Traister noted a correction was needed on the prior meeting minutes. Upon a motion by Member Volansky, the as revised February 1, 2011 meeting minutes were accepted. The motion was affirmed by a vote of 6-0-1, with Member Traister abstaining.

Respectfully submitted: Todd Thomas, ZA