

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

Meeting Minutes of February 7, 2012

Members Present: Paul Griswold, Bill Henchey (Chair), Reeves Larson, John Meyer, Max Paine, Lauren Traister & Andrew Volansky

Members Absent: None

Staff: Todd Thomas, Zoning Administrator & Planner

Guests: None

Call to Order: Chair Henchey called the meeting to order at 7:10 P.M.

Discussion: Review “zoning change worksheet” for agenda – The Commission reviewed the highlighted zoning issues on the “zoning change worksheet” slated for discussion at the meeting.

Discussion: Family Child Care Facility & Day Care Facility uses – ZA Thomas led the Commission through another discussion regarding Family Child Care Facility (FCCF) & Day Care Facility (DCF) uses. ZA Thomas explained that the current zoning in the COM & SI zones was illegal because a single-family dwelling use was allowed therein and an FCCF use was not. The Commission agreed to add FCCF to the COM & SI zones. The Commission discussed where Day Care Facilities should be allowed and decided to leave that use unchanged across all zoning districts. Member Traister said that the FCCF use should be added to the IND, LVGC & AB zones because the DCF use was already allowed in all three zones. The Commission asked ZA Thomas to prepare a final use chart for approval at the next meeting. They also asked if Scott Johnson or another representative at the Family Center could appear at the next Planning Commission meeting.

Discussion: Proposed definition for Lot Coverage – The Commission reviewed and approved the proposed definition for Lot Coverage.

Discussion: Review BED zoning and multi-site zoning compliance report – The Commission reviewed the prepared zoning analysis of Rock Art Brewery, Union Bank and Alpine Snowguards, as if all three developments were being newly proposed in the revised BED zone. ZA Thomas proposed an alternative Lot Width that did not operate on a sliding scale. ZA Thomas discussed the Commission’s prior decision to not regulate impervious surface, as the intent of such a regulation would be to simply ensure that green space remain on developed lots. The Commission agreed that the more straightforward way of ensuring green space remain on each lot is to require that a percentage of BED lots remain landscaped or undeveloped and require a larger front setback (to ensure that the green space is not completely allocated to the rear of the lot). Chair Henchey instructed ZA Thomas to prepare a version of BED zoning that included

regulating impervious surface so the Selectboard could be given a binary choice at the upcoming informal BED zoning discussion.

Discussion: Architectural design contest for BE changes – ZA Thomas was asked to make the revisions to the proposed design contest, as suggested by Member Volansky, for the next meeting.

Discussion: Letter regarding temporary signage – ZA Thomas introduced Community Development Coordinator Follert's letter requesting that the Commission exempt certain factory tent sales from the sign bylaw's prohibition on temporary signage. Chair Henchey said that he would like to talk to companies like Turtle Fur & Wheelhouse Design that hold these seasonal tent sales. He added that he was concerned about opening up a can of worms by allowing some temporary signage. The Commission agreed that the idea has merit and would like to continue exploring it.

Discussion: MWL Letter requesting permit relief for sewer plant – ZA Thomas presented the Commission with a letter he wrote on behalf of Morrisville Water & Light requesting sewer plant permit relief from the District Commission. Commission Members did not have any issues with the letter and Chair Henchey signed it.

Approve prior meeting minutes – Upon a motion made by Member Paine, the January 3, 2012 meeting minutes were accepted. The motion was affirmed by a vote of 4-0.

The meeting adjourned at approximately 8:40 PM.
Respectfully submitted: Todd Thomas, ZA & Planner