

Morristown/Morrisville Planning Council
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Meeting Minutes of February 4, 2014

Planning Council Members Present: Paul Griswold (Chair), Etienne Hancock, Max Paine, Yvette Mason, Tom Snipp & Mark Struhsacker

Planning Council Members Absent: Andrea Caldwell

Staff: Todd Thomas, Planning Director

Guests: Mary Ann Wilson, Town Clerk

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

Discussion: Planning Council role in capital planning – Chair Griswold discussed the letter he wrote regarding the Council's role in capital planning. Mr. Griswold expressed the desire for the Council to focus more on capital planning for large school and town capital projects, per 24 VSA §4430. He added that he would like to see the Council act as a bridge between the town and school functions, so as to avoid dueling bond votes like the town was facing this election cycle. Member Hancock agreed that coordinating major capital outlays between the town, the village and the schools could be worthwhile. Member Hancock expressed a desire to see the capital requests portrayed as a percentage of the total budget, thereby providing historical reference points showing if what was being requested was affordable or unaffordable. Mr. Thomas said that he would speak to Town Administrator Lindley regarding the capital planning issue in the morning and provide the Council with a suggestion as to how to move forward with this discussion at its next meeting.

Discussion: Review proposed zoning change package – Mr. Thomas presented the proposed zoning change package to the Council. Mr. Thomas said that he needed feedback on what was intended to be required for residential setbacks in the Commercial Zone. The Council agreed leave these setbacks unchanged at 45 front from the road centerline and 25 feet side and rear. The Council also expressed a concern about a single owner buying up all the lots in the proposed Trombley Hill Industrial Park. Mr. Thomas said that the only way to avoid such a scenario would be to institute a maximum lot size in the Innovation Zone. Different lot sizes were discussed, but it was agreed that the maximum lot size should be no more than 10 acres in this zone. Mr. Thomas said that a single person could own multiple adjacent lots that together add up to more than 10 acres, but that person could not use the property under zoning for anything other than agriculture / forestry without first selling off some of the land. The Planning Council instructed Mr. Thomas to add a maximum lot size to the proposed changes included in the zoning package that was scheduled for a spring public hearing. The Council also agreed to have Mr. Thomas change the proposed zoning for the Trombley Hill Industrial Park to allow Class 3 Development and overhead power therein. The Council, after reviewing the rest of the proposed zoning change package, made no other changes.

Mr. Thomas and the Council agreed to work on the following bylaws as the aforementioned zoning changes worked their way through the approval process:

1. simplifying the lighting bylaw;
2. redrafting subdivision regulations to allow conservation subdivision design that relies on the protection of prime ag soils as an important determinant; and
3. evaluating adding business zoning to Rte 100 South.

Approve prior meeting minutes – Member Paine moved to approve the January 21, 2014 meeting minutes. A vote of 5-0-1 affirmed the motion with Member Struhsacker abstaining.

The meeting adjourned at approximately 8:30 PM – submitted by Todd Thomas, ZA