

**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of February 1, 2005

Members Present: Richard Duda, Bruce Tomlinson, Andrew Volansky, Bill Henchy, Kelly Rogers, John Meyer

Members Absent: Sam Guy

Guests: Mike Miller (LCPC)

Recorder: Mark Leonard, Zoning Administrator (ZA)

Bill called the meeting to order at 7:05 PM. Minutes of the January 18, 2005 meeting were reviewed and accepted.

Members reviewed a preliminary list of possible bylaw amendments. Among changes proposed were allowing ZA to sign off on subdivision pre-application reviews and approve lot line changes and minor (1-2 lot) subdivisions. Members agreed ZA should be able to approve the pre-application reviews and lot line changes, but some felt it would be best to continue to have the DRB review and approve all subdivisions.

Members discussed recent requests to add child care facilities to zoning districts outside the village area. Bruce said we should try to determine how much space is currently available within those village zoning districts that allow such facilities before deciding if and where to expand the use. Andrew said it would be important to understand the water and wastewater system requirements for a large child care facility that would not be served by the municipal systems.

Mike Miller from LCPC discussed some possible options for increasing the available pool of commercial space. He said the Commission would first have to define how and where they felt this could be done and then either modify existing zoning districts or create new ones. Bill said that he sees continued demands for more commercial space, especially along Route 100, and that one likely option would be to define a new district along some portion of the corridor. Uses like child care facilities could be included in such a new district. Richard mentioned the area along the lower end of Cadys Falls Road, where there are already a number of conditional and non-conforming commercial uses.

The ZA presented a letter he prepared for business and property owners regarding the upcoming sign bylaw review. This will be held at the next meeting on February 15.

The meeting was adjourned at 8:40 PM.

Respectfully submitted,
Mark Leonard, recorder

Minutes approved on: _____