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MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
P.O. BOX 748
MORRISVILLE, VT 05661

Minutes of January 22, 2008
Tegu Building, Morrisville
Approved on: 02/05/08

P.C. Members Present: Lauren Traister; Andrew Volansky; Bill Henchey, Chair; Richard Duda; Kelly Rogers; John Meyer
Absent: Steve Berson

Also Attending: Paul Griswold; Max Paine; Steve Rae; Jim Pease; Barb Damon; Sharon Ahern; Craig Myotte; Dana Wildes; Dick Sargent; Ron Stancliff; Betsy Bernhard; Judith St. Aubin; Susan Low; Ed DeBor; Christopher Bennet; Tom Snipp; Bill Rossmassler; Heidi Krantz; Leon Whitcomb; Rhonda Bedell; Mike Miller

Recorder: Chip Sawyer, LCPC

Bill Henchey opened the meeting at 7:01PM.

Public Hearing on Draft 2008-2013 Morristown/ville Plan

Bill Henchey opened the public hearing by thanking Heidi Krantz for beginning a revision process that involved more public input than ever before. Mike Miller (LCPC) was commended for his hard work in pulling together the Town Plan revisions.

Mike Miller gave a brief summary of substantial revisions to the Plan.

At Henchey's request, Miller reviewed the importance and benefits of having an updated and adopted Town Plan.

Chip Sawyer explained how the Plan hearing and adoption process would proceed, including Selectboard hearings and a final vote to adopt. Sawyer reiterated the fact that this Plan revision process did more than what is required by the State in involving the public.

A statement from the Morristown Conservation Commission was read, acknowledging the significant effort made in seeking and obtaining public input, including the town-wide survey.

Mike Miller then summarized some minor Plan edits and technical corrections that had been submitted up to this point, including correcting the listed members of boards on the inside cover and adding the Conservation Commission.

Bill Henchey read the "Vision of the Morrisville/ Morristown Plan" and asked for comments.

Public comments and questions follow:

Max Paine – Asked for PC reactions to implications of Armory move and expansion.

Paul Griswold – Asked about extent of school input into Town Plan. Miller volunteered that staff from Supervisory Union helped to revise the Education chapter and policies. Krantz added that multiple invitations were extended to local and regional school officials.

Henchey proceeded to ask for comments and questions on a chapter-by-chapter basis.

Jim Pease – Cadys Falls dam correction: constructed in 1912.

Ed DeBor – Thanked the Planning Commission for engaging those on all sides of economic development issues. Suggested changing the name of the BOP or OLI district to "Mixed Commercial – Conditional."

Dick Sargent – Concerned with commercial and light industry around Lake Lamoille.

Leon Whitcomb – Asked for more ability for commercial development along Route 100.

Ron Stancliff – Suggested removing the mention that Joe's Pond is appropriate for swimming. Asked to add bear habitat layer back to Natural Areas map.

Ed DeBor – Asked how the new Recreation Special Use district (LARC and Oxbow) differs from the Business Office Park. Henchey explained that they are being highlighted at this time for future discussion, since their recreational nature may require more flexibility in the future. Henchey reminded all present that these Town Plan changes do not equal revisions to actual land use regulations.

Jim Pease – Why is more growth being encouraged on Route 15 west?

Chris Benner – Has there been any movement toward a limit on commercial square footage? Worried about Downtown area. Answer: Nothing specific in the revisions thus far. Benner expressed support for a Plan recommendation to address this in a zoning revision effort going forward. Design review guidelines were also mentioned as an avenue for dealing with commercial development.

Sharon Ahern – Asked if design review was mentioned in the Plan. It was suggested that continuing the conversation on design review should be added as a Plan recommendation.

Sharon Ahern – Expressed dismay that the type of conservation district proposed for the new Mud City Loop district wasn't added to any other areas.

Dave Yacovone – What sort of commercial development is envisioned along Route 100? Expressed a wish to ensure that the language in the Plan enables a more refined discussion going forward.

Mark Leonard – Believes that PC has struck a balance between need for growth and need to preserve certain qualities of the Town. There are always people on either side of the issue.

Ron Stancliff – Can parcels can be overlayed with Critical habitat map, so that people can interpret whose land is in a special area? Leonard explained that this sort of analysis is a standard part of the Zoning Administration process.

Jim Pease – Can Morristown provide density bonuses and other incentives for infill development and development in already-developed areas? The town sewer service area was mentioned as a key to infill development, however current hook-up fee structure is a large impediment. A recommendation was suggested to continue investigating issues surrounding costs, impediments, and incentives for infill development, including a conversation amongst relevant boards and commissions.

Leon Whitcomb – Concerned about allowing windmills in residential areas.

Dana Wildes – Suggested consolidated (yet still small) wind development, rather than encouraging individual projects.

Steve Rae suggested encouraging conservation in the goals statements of the Energy section. For example: adding to the 3rd goal re: Town & Village facilities - , and that rate structures be designed to encourage conservation.

Henchey concluded the public hearing portion of the meeting at 8:50pm by thanking all attendees for their input and presence.

Planning Commission asked Mike Miller to go through a list of edits to the Plan, resulting from earlier submitted comments and public hearing comments.

Motion by John Meyer, seconded by Volansky, to accept the draft 2008-2013 Morrsitown/ville Plan as edited and submit to the Morristown Selectboard and Morrisville Trustees for adoption. Motion passes unanimously.

Approval of Minutes

Lauren Traister made a motion to accept the minutes of the 01/10/08 Planning Commission meeting. Kelley Rogers seconded. Motion passed.

Meeting adjourned at 9:20pm.

Submitted by: Chip Sawyer, recorder.