



**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of January 22, 1998

Members Present: Rich Furlong, Dan Demars, George Robson, Pat McCulloch, Jane Greene and Sam Guy (7:40 PM.).

Members Absent: None.

Guest: Tom Bjerke.

The meeting was called to order at 7:12 PM. by Rich Furlong, Acting-Chair.

Jane made a motion to approve the minutes of January 6, 1998 as written.

Dan seconded the motion and it passed unanimously.

Expansion of Central Business District.

Rich opened the discussion on the proposed changes to the CBD zoning. Discussion ensued on what parcels if any should be changed. Whether the depth from Main Street should be increased, or should it be the same 125' from centerline of Congress Street between Main and Union Streets. Should it include or exclude the Moran property. Should the CBD be expanded to cover the area north of Union Street between Union Street and Main Street. How many properties are non-conforming grandfathered uses in the two area, Lamoille Area Senior Center, the American Legion, Brooks, Thunder Mill Design, and Bell Atlantic. Some members have concerns about just changing the district for Cumberland Farms at it would be spot zoning. Should there be a change so that the post office can expand at its present location and if vehicles entered off Main Street and exited on Union Street what problems would this create.

Proposed Business/Office Park District.

Ken presented the Commission with draft regulations for an upscaled business park. The draft was reviewed and changes were made to the draft in the following areas. parking requirements will stay the same other districts, colored metal roofing will be allowed but not shiny silver colored, the removal of photo finishing due to concerns over chemicals, add "Lab" to

research and testing, and change road names to "all roads". Other areas were discussed that included lot coverage, permitted and conditional uses, water and sewer lines.

The meeting was adjourned at 8:30 PM., to a site walk of the areas of possible expansion of the Central Business District. The 125' from the centerline of Main Street brings the district back to just over halfway of current Cumberland Farms building. If the district is expanded 125' from the centerline of Congress Street between Main and Union Streets this would include the following properties in the CBD: Moran, American Legion, Ferris, and the senior center. On Union Street between Congress Street and E. High Street the Commission observed that there are seven building on the north side of the street. Four buildings are for sale, one is a single family dwelling, one is Bell Atlantic's building and the other is directly behind the Post Office which is a three apartment house owned by Demars Properties, who also owns the Post Office building. The south side of Union Street is mostly single family dwellings with an apartment house.

The Commission has a better feel for the area and will continue the discussion at their next meeting.

Other Business:

Ken will put together information on the amount of land is useable and open land in the industrial districts and the owners in the districts that will be effect if any or all the changes are made.

The meeting and site walk were adjourned at 9:15 PM.

Respectfully submitted,

Kenneth J. Sweetser, Scribe.