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MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of January 18, 2005

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

Members Absent: Sam Guy

Guests: Mary Brandt, Kaye & Linda Sparks

Recorder: Mark Leonard, Zoning Administrator (ZA)

Bill called the meeting to order at 7:05 PM. Minutes of the December 21, 2004 meeting were reviewed and approved.

Mary Brandt, Kaye Sparks, and Linda Sparks addressed the Commission regarding child care facilities. They currently operate a child care facility in Stowe, but are looking for a new location. They were made aware that such facilities are currently authorized in the village residential and mixed use (HDR, MDR, LDR, SUD, MMR and NC) districts. Child Care facilities are not on the list of permissible uses in the Rural Residential w/Agricultural Use (RRA) district that encompasses most of the town outside the village area.

They spoke of the need in town and throughout the county for more child care facilities for working parents and asked the Commission to consider adding such facilities to the list of conditional uses in RRA. They are looking at a site for a new facility off Laporte Road on Vanasse Road. They felt the site would be compatible with the residential uses in that area and would be accessible to their clients.

Bill said that he would like to see additional data supporting the need for more child care facilities, details on the size and scope of the project they envision, and some evidence of support for such a project from neighbors. He went on to address the issues and process for making a bylaw change. He noted that adding this use to the RRA list would apply to the entire district, so any such change would have to be carefully considered. He also explained the timeline for bylaw amendments, noting that it would take a number of months before any change was approved.

The ZA followed up on this discussion with his observations on the broader question of expanding commercial uses outside those districts where it is currently zoned. He said he has a steady stream of requests from business owners, property owners, and realtors seeking commercial space outside the village. These people cited the lack of suitable space at what they deem reasonable rents within those areas currently zoned for commercial uses. He presented a list of options (copy attached) to expand the pool of possible commercial property for the Commission's consideration as they review the bylaws for possible changes.

The ZA presented a proposed interim bylaw change to allow the placement of civic promotion banners and displays as an exemption to the sign bylaw. The bylaw reads as follows: *Banners, signs, and other similar displays intended to promote the Town of Morristown and/or the Village of Morrisville under the auspices of a community or civic organization are exempt from these regulations, provided that commercial sponsorship information (logo, name, etc) does not exceed 15% of the area of the banner or display.* The Commission unanimously voted to approve the proposed interim bylaw and submit it to the Select Board for adoption.

On a motion by Andrew, seconded by Richard, the meeting was adjourned at 8:30 PM.

Respectfully submitted,
Mark Leonard, recorder

Minutes approved on: 2/1/05