

Morristown/Morrisville Planning Council
PO Box 748 / Morrisville, VT 05661
Phone (802) 888-6373

Meeting Minutes of January 17, 2017

Planning Council Members Present: Paul Griswold (Chair), Etienne Hancock, Tom Snipp & Laura Streets

Planning Council Members Absent: Yvette Mason, Max Paine & Mark Struhsacker. Member Mason is also on the Selectboard and that Board has a conflicting meeting that she attended.

Guests: Kevin Petrochko, Marjorie Ward, Peter Bourne and John Meyer

Staff: Planning Director Todd Thomas

Call to Order: The meeting was called to order in the Upstairs Meeting Room of the Town Offices at 43 Portland Street at approximately 7:00 P.M.

Discuss: Peter Bourne for Rte. 100 office use allowance (BJAMS to Airport) – Peter Bourne appeared before the Council to discuss zoning for Rte. 100 between the Airport Business Zone and the Business Enterprise (BE) Zone, with the BE zone ending just south of BJAMS. Mr. Bourne said that the Town Plan speaks to adding BE zoning to this Rte. 100 area and that many of the properties therein have already gone commercial via older DRB permits and home business allowances. Mr. Bourne said that thinks the Town should allow office spaces in this Rte. 100 area to give new purpose to the older buildings therein than are no longer desirable residential properties because they are so close to such a busy road. Member Hancock asked about the zoning history of the Bourne's tank farm. It was determined that the tank farm existed on this section of Rte. 100 before Morrisville adopted zoning in 1971. Mr. Bourne talked specifically about the 14 acres and the farmhouse he now owns across the street from the tank farm. Member Streets asked if he had any plans for the rest of the 14 acres if office space for Bourne's Energy were to be permitted in the farmhouse along with the existing residential allowance. Mr. Bourne said he had no plans for the 14 acres, just the farmhouse. Member Snipp confirmed that a home business for this application would not work. Mr. Bourne said that it would not. Member Hancock said that he is against the continued degradation of the Rte. 100 corridor. Resident John Meyer, who previously served on the Planning Commission, expressed concerns about adding business zoning all the way down to the airport. A zoning application, like the Mixed Office Residential Zone that has worked well on Park Street, was discussed as way to give new vitality and uses to existing properties in this Rte. 100 area. Mr. Thomas explained that zoning this area as such basically just added the Business/Professional Office use to the existing residential area. He clarified that Business Services and Retail uses would continue to not be allowed. Mr. Thomas added that if the Council were amenable to this proposal, he would like this change made in concert with eliminating the home business use in this area. Chair Griswold asked to see mapping of this area for further discussion at the next meeting.

Discuss: Revised Brewery definition to replace Bar use in IND Zone – Planning Director Thomas presented the Council with the revised definition of Brewery requested

by Member Streets. This definition included vinous and fermented products in addition to brewing, distilling and hard cider. The Council, by consensus, was amenable to the revised definition. Mr. Thomas said that it would be included in the next zoning change.

Discuss: Minimum parking ratio changes for auto repair shops – Mr. Thomas spoke to a proposed change to the Town's minimum parking ratios for auto repair and sales businesses. Mr. Thomas said that he spoke to Vianore Tire about parking at their new Munson Avenue location, where they have 5 parking spots per repair bay. Vianore said this amount of parking is adequate except during tire change seasons. The Board decided to require 5 parking spots per each repair bay door as the new minimum parking requirement for auto repair and sales facilities within the next zoning change.

Discuss: Merge the Industrial Zone and Innovation Zone – Mr. Thomas presented the Council with a plan to merge the Industrial Zone and the Innovation Zone. Council members reviewed the proposal. Mr. Thomas said that the zones were quite similar, with the exception that the Innovation Zone required a 50 foot front setback. He said that he did not see a problem with requiring such a setback for new developments in the Industrial Zone going forward to facilitate further simplification of the zoning bylaw. Chair Griswold said that he wanted to ensure that the taller building height provision from the Innovation Zone made its way into the new Industrial Zone. Mr. Thomas said he would be sure that it did. Mr. Thomas also explained that the Sexually Oriented Businesses use would only be allowed in Industrial Zone #4 after the zoning change, which was the same land area between Center Road and Trombley Hill Road that is currently in the Innovation Zone. Mr. Thomas said that this proposed zone merger would be included within the next zoning change.

Discuss (agenda addendum): Town Plan Energy Chapter certification – Mr. Thomas said that the Council would discuss the revised energy chapter of the Town Plan submission for Department of Public Service determination of energy compliance at its February 7 meeting.

Approve prior meeting minutes – Member Snipp moved to approve the January 3, 2017 meeting minutes. The motion was affirmed by a vote of 4-0.

The meeting adjourned at 8:15 PM – submitted by Todd Thomas, Planning Director