

**MORRISTOWN/MORRISVILLE
PLANNING Commission
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Minutes of January 6, 1998

Members Present: Rich Furlong, Dan Demars, Sam Guy, and Jane Greene.

Members Absent: George Robson, Pat McCulloch.

Guest: Tom Bjerke, Richard Sargent, Peter Bourne.

The meeting was called to order at 7:05 PM. by Sam Guy, Chair.

PROPOSED INDUSTRIAL DISTRICT # 4:

Mr. Richard Sargent voiced his opposition to the new Industrial District # 4. He recommenced that we should keep all of the industrial district in one part of town rather than scattered around the town. The impact by themselves is not overwhelming, but when you look at the overall effect on towns, such as Williston, it would be better to keep them all in one area.

Years ago there was a sports club and Samoset camps around the lake and there were bobsledding, tobogganing, boating, camps, swimming, and other recreational activities. It is our only lake and we should make sure what we put around the lake would be compatible with the lake's potential uses.

In Dr. Munson study, he felt that there would be 970 new industrial jobs in the next 25 years and that we have a few acres left in the Village Industrial District and 165 acres potentially in the town. This included 33 acres of Rodney (Pete) Lanphear farm that is now not currently being considered (because of the soils are and topography). In Dr. Munson proposal the 165 acres would support more than 1400 jobs. The study did not show an emergency need for more industrial land. We should not rush into changing the district by the lake.

Maybe we should be working instead to expand the sewer plant and run lines to the currently zoned industrial districts in the north end of town, rather making new a new industrial district. The Village is improving the sewer plant to do a better job of treating the sewage.

Sam said that LEDC is look at the area for an upscale business park and would place strict conveniences on the property to assure it is developed correctly.

CUMBERLAND FARMS ZONING DISTRICT CHANGE REQUEST:

Tom Bjerke represented Cumberland Farms. Cumberland Farms would like to see the Central Business District expanded so that they can purchase the Jean Ferris property behind their current store. They would like to demo the existing store, the Jean Ferris building, remove the existing tanks and start fresh. They would like to increase the store size from 2,000 square feet of retail space to 3,900 square feet of retail space and add a second pump island with canopies over the pumps. The new proposed design is more esthetically pleasing and would move the access/egress onto Congress Street up the street to allow the stacking of two more vehicles at the traffic light. Tom has contacted the immediate neighbors to get their feelings. Most support the idea and Cumberland Farms has been working with the neighbors to address their concerns. Some of the concerns Tom has heard are noise, keeping the property in good repair, spot zoning, and the keeping of the emergency exits onto Cumberland Farms property.

To address the spot zoning the Planning Commission should look at the other non-conforming uses in the immediate area such as Brook's Drug Store, Thunder Mill Design, the American Legion Hall, the Senior Center, and the Ferris building who's history has been 90% commercial uses.

Other options of the expanding Central Business District were discussed. Including a 125' in depth from the centerline of Congress Street between Main Street and Union Street and looking at Block between Union Street and Main Street; between Congress Street and East High Street. Businesses in this block that are not in the CBD are the rear portions of the post office and Arthur's; Brook's Drug Store, Thunder Mill Design and the Bell Atlantic building. The Post Office needs addition building space and parking spaces, if a suitable location is not found in the Village, they may move it to the north end of town.

BULK FUEL STORAGE:

Peter Bourne asked if the Zoning Bylaws would allow for the expansion of his tank farm on Route 100 South. At some point in the future, they may wish to add a propane tank to the site. After a review of the bylaws it would appear this would be allowed if the state and federal isolation distances can be met.

Zoning Bylaw Amendments:

The Commission decided to hold off on the warning of amendments to give the Commission time to review the proposals that were presented tonight. Ken will look for sample regulation on business parks for the next meeting.

Other Business:

Jane made a motion to approve the minutes of December 2, 1997, as written.
Rich seconded the motion and it passed unanimously.

Rich made a motion to approve the minutes of December 9, 1997, as written.
Jane seconded the motion and it passed unanimously.

Rich made a motion to approve the minutes of December 10, 1997, as written.
Dan seconded the motion and it passed unanimously.

Jane term is up in March and she has elected not to seek reappointed for another term on the Planning Commission.

The Commission reviewed and approved the draft report for the town report.

The Commission reviewed the dates of the hearings for the Select Board and Trustees meeting and the members will try to make the meetings.

The meeting was adjourned at 9:55 PM.

Respectfully submitted,

Kenneth J. Sweetser, Scribe.