

**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of January 4, 2011

Members Present: Paul Griswold, Bill Henchey, Reeves Larson, John Meyer, Max Paine and Andrew Volansky

Members Absent: Lauren Traister

Staff: Todd Thomas, Zoning Administrator (ZA)

Guests: Residents Chris Ransom and Ron Stancliff

Call to Order: Chair Henchey called the meeting to order at 7:00 P.M.

Discussion: Zoning changes to the Sign Bylaw – ZA Thomas led the Commission through the changes to the Directory Board Sign portion of the Sign Bylaw that were made since the last meeting. He said that the maximum allowed size for Directory Board Signs was increased to 10sf from 5sf. He also highlighted the new language regulating the aspect ratio for Directory Board Signs that the Commission requested at the prior hearing. Chris Ransom questioned the 10 foot height maximum for signage in residential districts. Chair Henchey said that he wanted to move the Sign Bylaw along to the Selectboard as quickly as possible. Member Griswold moved to approve the proposed changes to the Sign Bylaw and to forward the Bylaw to the Selectboard for approval. The motion was affirmed by a vote of 6-0.

Discussion: Zoning for food relates use allowances – ZA Thomas led the Commission through the where he distinguished between conditional and permitted for the proposed additional food use allowance zoning. The Commission centered its discussion on whether Restaurant use should be permitted or conditional in certain zones. It was ultimately decided to make Restaurant use permitted in the CB zoning district and conditional in the COM, IND and LVGC zoning districts. Member Meyer moved to approve the additional food related zoning use allowances and to forward the proposal to the Selectboard for approval, provided that Restaurant use in COM, IND and LVGC was changed to conditional. The motion was affirmed by a vote of 6-0.

Discussion: Central Business zoning district changes and public forum – ZA Thomas highlighted the form based zoning considerations added to the draft CB zoning district since the last meeting. ZA Thomas then talked about the public process he was proposing for the downtown zoning changes. He said that he reserved the VFW for a large public meeting at 7:00 P.M. on January 18, 2010. The Commission reviewed the

letter that ZA Thomas drafted in order to invite the downtown landowners and merchants to the meeting. The Commission instructed ZA Thomas to make minor changes to the letter before distributing it. Member Paine said that the meeting should be publicized in the newspapers and on the local radio station. Chair Henchey said that he wanted more dynamic public input before moving forward with the zoning changes than just a PowerPoint presentation followed by a Q&A. Chair Henchey asked ZA Thomas to contact former Community Development Coordinator Heidi Krantz about facilitating the meeting and utilizing break-out groups to foster discussion. Chair Henchey also asked ZA Thomas to create an additional PowerPoint slide that provided a synopsis of the major tenets of the proposed zoning changes so the audience could be asked for a show of hands in support or in opposition of each specific proposal. ZA Thomas asked if current Community Development Coordinator Trisha Follert could facilitate instead of Ms. Krantz. The Commission agreed to this change. Commission Members agreed to avail themselves to smaller group discussions at the conclusion of the Q&A section of the meeting. ZA Thomas said he would amend the letter and PowerPoint as directed.

Discussion: Zoning initiatives for 2011 – ZA Thomas provided the Commission with a list of zoning issues that he had encountered since becoming the ZA. The Commission discussed what planning initiatives it would like to work on during 2011. Chair Henchey said that he would like to see more work done on bringing the Scenic Byway designation from Stowe into downtown Morrisville. Member Volansky said that connectivity to the Stowe Rec Path should be a top priority – while ensuring that the CREW area was included therein. Chair Henchey said that he would like for the Commission to take a breather in 2011 and work on cleaning up existing zoning. He noted that a large portion of the Commission's 2011 may be spoken for with the downtown zoning changes which may not be finalized until June.

Discussion: Planning Commission 2010 Annual Report – ZA Thomas presented the draft 2010 Annual Planning Commission report. The Commission requested ZA Thomas make certain changes thereto before publication.

Approve prior meeting minutes – Upon a motion by Member Volansky, the minutes of the December 21, 2010 meeting were accepted as presented. The motion was affirmed by a vote of 6-0.

Respectfully submitted: Todd Thomas, ZA