

And MORRISTOWN/MORRISVILLE PLANNING COMMISSION
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Meeting Minutes of January 3, 2013

Present: Etienne Hancock, Reeves Larson, John Meyer (Chair), Max Paine, Mark Struhsacker & Tom Snipp

Members Absent: Paul Griswold

Staff: Todd Thomas, Zoning Administrator & Planner

Guests: None

Call to Order: The meeting was called to order at approximately 7:05 P.M.

Approve prior meeting minutes – Member Meyer moved to approve the December 18th meeting minutes. The motion was affirmed by a vote of 6-0.

Discussion: Education Chapter of the Town Plan – Mr. Thomas led the Commission through the streamlined version of the proposed Education Chapter of the Town Plan. He explained that the chapter is now more closely focused on impacts to land-use than what was originally received from Superintendent Tracy Wrend. Member Larson said that he really liked the section about the capital needs for recreational facilities. The Commission agreed that the as-revised chapter was ready for inclusion into the Town Plan.

Discussion: Land Use Chapter of the Town Plan – Mr. Thomas presented a revised section of the Land Use Chapter of the Town Plan, as requested at the Commission's last meeting. Because the current land owners in the BE zone do not want to sell or develop their property, the Commission discussed and ranked the lands where business zoning could be added and development could happen quickly to alleviate pent-up demand. Member Meyer said that the availability of infrastructure was a very important question for him in deciding where new land could be zoned for business use. He added that the Commission should not be discussing adding new business zoning to any areas where infrastructure cannot reach. Member Hancock agreed. Member Hancock said he wanted to understand what the cost benefit analysis of placing business zones far away from infrastructure might be before considering the possibility. As a result of this discussion, the Commission declined to consider adding business zoning to the pumpkin patches owned by Leo LeFevre on the northern portion of Stagecoach Road. Member Struhsacker said the Commission should be looking to create opportunities for businesses in any way that is feasible. The Commission then spent a considerable amount of time discussing if the Land Use Chapter of the Town Plan should include the possibility of the Airport Business Zone expanding to include lot 156 on Laporte Road (south of Goeltz Road) and lot 103 on the corner of Golf Course Road and Laporte Road. Member Meyer said he was opposed to expanding business zoning further south on Route 100. Member Paine moved to include the possibility of including lot 156 in the Airport Business Zone within the proposed Land Use Chapter of the Town Plan. The motion was affirmed by a vote of 4-2, with Members Meyer and Hancock opposed. Member Paine moved to include the possibility of including lot 103 in the Airport Business Zone within the proposed Land

Use Chapter of the Town Plan. The motion was affirmed by a vote of 4-2, with Members Meyer and Hancock opposed. The Commission agreed with unanimity that expanding the BE zone down to the AB zone was something that should be studied and included within the Land Use Chapter of the Town Plan. The Commission concluded the discussion by ranking the areas where business zoning could potentially be added in the proposed Land Use Chapter of the Town Plan as follows:

1. the Cheng property across from the Bishop Marshall School;
2. the Village of Morrisville parcel between Trombley Hill Road & Center Road;
3. extending the BE zone southward so it connects with the Airport Business Zone;
4. the land on which Green Mountain Arena is located;
5. Parcels 103 & 156 at the intersection of Golf Course Road, Goeltz Road & LaPorte Road.

Discussion: Hist, Scenic & Archae. Chapter of the Town Plan –Mr. Thomas led the Commission through the proposed changes to the Historical, Scenic & Archaeological Chapter of the Town Plan. The Commission discussed the revised chapter and requested certain changes made thereto, including the language about protecting the silhouette of ridgelines. Mr. Thomas asked why a large section of the chapter was devoted to scenic roads when a statement therein stated that there was no intent to regulate scenic roads. The Commission discussed what a scenic road is and if any regulation was desired to protect them. While the Commission said that it appreciates the Town's scenic roads, it chose not to add another layer of regulation to the lands accessed therefrom. Mr. Thomas said that he would revise the chapter as directed and send it out to the Commission via email for review.

Discussion: Town Plan update schedule – Mr. Thomas said that the December 15th meeting would focus on the Economic Development and Natural Resources Chapters of the Town Plan.

The meeting adjourned at approximately 8:50 P.M.

Respectfully submitted by Todd Thomas, ZA