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**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of January 2, 2007

Members Present: Richard Duda, John Meyer, Andrew Volansky, Steve Berson, Lauren Traister, Kelly Rogers

Members Absent: Bill Henchy

Guests: see attached list

Recorder: Mark Leonard, Zoning Administrator (ZA)

Acting chairman John Meyer called the meeting to order at 7:00 PM. Agenda items for this meeting are to discuss the Housing section of the Town Plan, with emphasis on defining terms and issues for the stakeholder meeting on Housing to be held on January 16, and initial steps to develop a community planning survey.

Members discussed terms that need to be defined for the January 16 stakeholder meeting. Terms such as affordable housing, density bonus, and zoning district should be explained, with applicable examples provided. Lauren suggested displaying each of the residential zoning districts, with examples of allowable residential densities on various lot sizes.

The ZA said a general discussion of what zoning is (and is not), what current zoning allows in various districts, and options for changes that could affect the town's housing requirements might be useful. He noted that while some people might be inclined to see the Town Plan as a means of solving housing problems, in practical terms the town's resources are limited. While zoning provides some tools to affect the availability of housing, other options, such as property tax incentives, would be much more difficult to employ. He suggested that the upcoming forum focus on two questions: what are the housing needs of the community as a whole and, through zoning changes, what can the town do to positively impact these needs.

Community Coordinator Heidi Krantz reviewed the format for the January 16 meeting and listed possible questions for each group to discuss. Members discussed the wording of the proposed questions and grouped similar questions together. Heidi said she would consolidate these inputs and provide them to members for review ahead of the next meeting.

Heidi discussed plans for conducting a town-wide survey on key issues to be addressed in the Town Plan. She said she hoped to have a survey available by Town Meeting Day in both paper and online form. The survey results would help guide the policies and recommendations in the revised Town Plan. She introduced Chip Sawyer, new land use planner at LCPC, noting his extensive experience in conducting similar surveys. The questions to be posed in the survey will be reviewed by the Planning Commissioners before it is distributed.

The ZA said there were sufficient funds in the Professional Services budget line item to subscribe to an online survey website and to do a town-wide mailing. He mentioned coming across two earlier surveys that gauged public sentiment on a number of still-relevant planning and zoning issues and said he would pass these along to the members and those drafting the new survey.

The meeting adjourned at 9:00 PM.

Respectfully submitted,
Mark Leonard, recorder

Minutes approved on: 1/16/07