

**MORRISTOWN/MORRISVILLE  
PLANNING COMMISSION  
P.O. BOX 748  
MORRISVILLE, VT 05661**

**Minutes of September 18, 2007  
Approved: October 2, 2007**

P.C. Members Present: John Meyer; Andrew Volansky; Bill Henchey, Chair; Richard Duda; Steve Berson; Kelly Rogers  
Absent: Lauren Traister

Also Attending: Sharon Ahern, Rhonda Bedle, Stephen Bousquet, Barry Coffin, David Crawford, Barb Damon, Heidi Krantz, Kevin Lane, Mark Leonard, Paulette Lepine, Lawrence Lepine, Lisa McCormack, James McGee, Mike Miller, Max Paine, Jill Pease, Heath Perras, Kirt Perras, Yon Perras, Awanna Perras, Selina Rooney, Brice Simon, Ron Stancliff, Alfred Stefanik, Dave Stevens, Andre Valcour, Amy Walker, Leon Whitcomb, Dana Wilder, Dave Yacovone

Recorder: Chip Sawyer, LCPC

Bill Henchey: Begins the meeting and invites those with concerns about Mansfield Ave. to briefly state their issue. More time will likely be given at a later date. For tonight, how do these people see their role in land use issues?

The group wishes to continue to make their presence known. The Mansfield Ave. area is residential and they don't like the easterly direction of the hospital's expansion. They wish to maintain the residential nature of that area. They wish to see portions of Mansfield Ave. moved out of the Special Use District.

Henchey: Thanks the group for coming, and assures them that their issues have not been forgotten.

Mark Leonard: Clarifies that SUD only really lets health care-related uses other than residential.

Heidi Krantz, Morristown Community Coordinator, then begins to facilitate a group process, in which all of those attending break into three groups and assemble at one of three tables. On top of each table is a map corresponding to one of three questions posed that night. At the end of each question period the three groups comment on their responses and opinions.

**Question 1. What new areas should be made available for new commercial/industrial uses?**

Group 1:

Increase size of the BOP and focus on in-fill. There are "marketing" hurdles- a name change to the BOP district may clarify image of what's actually allowed in there – light commercial and industrial.

Group 2: Expanding down Route 100. Also across from airport. Lower restrictions between village and BOP – less conditional use needed. Expanding north of route 15 across from Price Chopper. Support for infill in existing com/ind zones. Non-retail businesses possible along Randolph Road. In-fill is desired but limited by willingness to pay for sewage hook-ups. Possible conflict with zoning between BOP and center of village vis-à-vis the Mansfield Ave. situation.

Group 3: More Com/Ind around airport. Expand BOP south. Open more commercial in BOP. Address the conflict with zoning types between the village center and the BOP.

**Question 2. What changes if any should be made to current 2 acre minimum lot size in the Rural Residential Agricultural district?**

Group 1: Shouldn't paint the entire area with one brush. The group dwelt on what is the goal of lot size rules in the first place. Can the tax base support growth? Can lot size change even help preserve farms in the first place, in reality?

Group 2: Two acre zoning, but might consider some ½ acre zoning and more PUD-type clustering. Don't want to hurt landowners that need to sell. Minority Opinion: use a system of variable zoned lot size – don't need a town with ONLY 2 acre zoning.

Group 3: Like Mike Miller's idea of "Fixed Area Zoning," which disconnects density measurement from lot size, i.e. only so many units per acre, but your lots can be smaller than the overall du/acre limit. Argument ensues over usefulness of a large lot that cannot be broken up any more due to this rule, because all small lots have been shaven off. Support for smaller density in and near already developed areas. Mud City Loop recognized as an area for lower density, as well as anywhere water/watershed protection is a concern.

**Question 3. What would you like to see along the Route 100 corridor?**

Group 1: Pretty happy with the status quo. Still, not as concerned with what people do as with how they do it and the impacts of that. Perhaps something could be done with curb cut regs. Certain types of commercial dev't may be more amenable to the road's scenic nature.

Group 2: Seems natural to allow more commercial/industrial along Route 100 because it's a state road. However it would be tragic for it to lose its scenic nature. Perhaps allow more development, but make it subject to some sort of design review. Look into the scenic byway program and other regs. Consider types of commercial development that would draw tourists up from where they already go in the Stowe-Waterbury area. Look at using Conditional Use Review. There is one acute problem with electrical along Route 100 and the power lines.

Group 3: Maintain the character of the area and traffic flow. Encourage beautification without requiring it. Didn't get as far in their conversation as densities or increases in development.

**Miscellaneous**

Issue of the airport came up and the problem that ONLY residential is allowed – inherent conflict. Possibility of aviation easements was mentioned.

Also a concern was voiced about ridgeline development in Elmore. Can Morristown have a say in that?

There was a lot of interest in folks knowing about educational events for the PC and other town boards. Publicize via contact info on the sign-up sheet.

Bill Henchey thanked all meeting attendees and encouraged attendance at all Planning Commission meetings, especially those dealing with the current Town Plan revision effort.

**Comments on the 2008 Municipal Planning Grant Application**

Chip Sawyer voiced a concern based on feedback that the \$15,000 maximum amount of the MPG program might limit the Morristown MPG to a visioning activity only. Both Town staff and Planning Commission

members stated that the application should continue to call for solutions and feasibility data on transportation alternatives and opportunities, not just another visioning session.

### **Approval of Minutes**

Minutes of 8/21/07 Meeting: Motion by Steve Berson to accept. Mentions he's particularly looking forward to the visualizing forum mentioned in the minutes. John Meyer seconds. Motion passes.

Minutes of 9/4/07 Meeting: Motion by Steve Berson to accept. Andrew Volansky seconds. Motion passes.

Bryce mentioned the possibility of design Rev in town and how statutes specifically allow it and the creation of the DAB. HK mentions that MACC is finishing up a design review exploration project.

RD mentioned he heard a lot more support for design review than he thought we would.

Meeting adjourned by consent.