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**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
P.O. BOX 748
MORRISVILLE, VT 05661
Phone (802) 888-6373
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Minutes of December 1, 2009

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

Members Absent: Lauren Traister

Staff: Mark Leonard (ZA), Bill Rossmassler (LCPC Planner)

Guests: Morristown Conservation Commissioners (MCC) Steve Rae & Ron Stancliff

Agenda: attached

Chairman Bill Henchey called the meeting to order at 7:00 pm and introduced the guests.

MCC chairman Steve Rae addressed the Conservation Commission's priorities, based on the findings of the community survey conducted in 2007. He noted that in most questions, a majority indicated a preference for policies preserving Morristown's natural features, rural character, and traditional village center. He identified tools the MCC has to support the goals cited in the survey

The ZA stated that while some had questioned the validity & accuracy of the 2007 survey, he felt that it was a statistically valid 'snapshot' of the community views on the questions posed. He added, however, that asking what people want will typically yield support for issues deemed to be a benefit (clean streams, open spaces, etc.) while neglecting to ask respondents what they would be willing to forego or do to obtain such benefits. In that regard, the survey results should not be viewed as the complete picture of the community's opinion.

Bill H suggested it might be time to survey the public again, perhaps at the next Town Meeting, on the questions about 'big box' store limits and development along the Route 100 corridor. As part of this effort, the corridor needs to be better defined; what are the boundaries of the area being studied?

Paul suggested sending a letter to all property owners along the Route 100 corridor informing them of the Planning Commission's ongoing review of development issues along the corridor and affording them the opportunity to participate. Bill R said he would draft such a letter for the PC's review.

Max wondered what the tax impact might be of possible zoning changes along the corridor; it was suggested to invite someone from the Listers office to discuss this.

Ron Stancliff urged the PC to look at the environmental, energy usage, & traffic impacts of any potential zoning changes.

Steve Rae listed several issues/priorities regarding the corridor the MCC is interested in. He acknowledged the challenge of preserving the farmland around the airport from either commercial or residential development, saying there were no local funds to preserve these parcels. He noted the long-standing interest among some in the community in connecting existing & proposed recreation trails between Stowe & Morrisville. He suggested the possibility of forming a new subcommittee of both Planning Commission & Conservation Commission members to examine these and other issues.

Bill H questioned the value of forming another committee. Both organizations are already challenged to gather & review information and obtain public input; yet another group might duplicate or dilute the efforts of both bodies.

Paul asked if the Conservation Commission was aware of any accepted standard or guideline for the desired percentage of land in a given community that should be conserved, noting that the more land conserved, the bigger the impact on the Town's grand list of taxable properties. He said knowing how much land is presently conserved or otherwise restricted from development would be useful going forward.

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Neither Steve nor Ron had such a figure. The ZA said the Listers might be able to provide some information on the amount of conserved land

Bill R advised that the subject of the next meeting (December 15th) will be a discussion with the VTRANS staff members on Route 100 access management policies & issues. The ZA added that there will be an executive session prior to the regular meeting to review applicants for the ZA/Planner position.

On a motion by Paul, seconded by Reeves, minutes of the November 17, 2009 meeting were reviewed and accepted as presented.

The meeting adjourned at 9:00 PM.

Respectfully submitted:
Mark Leonard

Minutes approved on: 12/15/09

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**Meeting Agenda:
December 1, 2009
7:00 PM**

Community Meeting Room, Tegu Building

Bill Henchey, Chair

1. Welcome & Introductions – Sign-In Sheet
2. Review & Modify Agenda
3. VT Route 100 Corridor Zoning:
 - a. Panel Discussion – Conservation and Recreation Planning
 - i. **Panelists** – Morrystown Conservation Commission and Recreational Trails SubCommittee
 - ii. **Questions:**
 1. If the PC were going to consider establishing a different zone for in and around the airport, what recommendations might the CC's have for type of zone, permitted and conditional uses, design standards, etc.?
 2. Aside from the airport area, does the CC have any other areas along the VT Route 100 corridor they are interested in / concerned about? If so, what resources are of most interest / concern (i.e. agr soils, wetlands and surface waters, wildlife habitat, viewsheds, etc.) and where?
 3. Same question as #2, but for elsewhere in town.
 4. Depending on the answers to #s 2 & 3, if there are resources of interest / concern, what tools would the CC like the PC or the town to consider using in trying to protect such resources (i.e. conservation, zoning, subdivision, design standards, etc.)?
 - a. Regarding #s 2-4, are there areas either along the corridor or elsewhere in town that the CC would like to see downzoned to a lower density? If so, why?
 - b. One resource value the 100 corridor has that seems to be of interest to many are its aesthetic views. If the CC agrees, what measures would the CC like to see the PC take in order to protect these views (i.e. setbacks, frontage, access, site design, landscaping, etc.)?

5. Does the CC's Recreation subcommittee or any of its other subcommittees have any interests / concerns regarding the VT Route 100 corridor they would like to convey to the PC as part of this effort?

a. Regarding #5, does the CC and its Recreational Trails subcommittee support some interests to develop a multi-use pathway between Morrisville and Stowe? If so, what would the preferred alignment be (i.e. road shoulder, parallel within the RoW, parallel outside of the RoW, unparallel / random)?

a. Planning Commission Discussion & Strategies

b. Brainstorm Questions for Next Panel Topic

6. Other Business:

7. Other NonPC Initiatives

8. Agenda Items for Next Meeting

9. Review & Approve Previous Meeting Minutes

10. Adjourn