

**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of September 2, 2008

Members Present: John Meyer, Bill Henchey, Andrew Volansky, Max Paine

Members Absent: Lauren Traister, Steve Berson, Kelly Rogers

Staff: Mark Leonard (Morristown ZA), Chip Sawyer (LCPC Planner)

Also Attending: Dan Dougher, Graham Mink

Chairman Bill Henchey called meeting to order at 7:00 pm and reviewed the agenda. ZA Leonard gave an overview of the district boundaries and uses (permitted & conditional) within the Neighborhood Commercial (NC) and Mixed Mercantile Residential (MMR) zoning districts.

The ZA noted that government (federal, state, local) offices and facilities are presently a permitted use within the MMR district, in contrast to such facilities being a Conditional Use, requiring DRB review and approval, in all other zoning districts. Bill agreed government facilities, having a potential for greater impact on surrounding properties and neighborhoods, should be a Conditional Use within the MMR.

Bill said he did not think auto sales & auto repair was appropriate within the NC district, noting that the former Lamoille Valley Ford property on Bridge Street is now within the adjoining Medium Density Residential (MDR) district, separated from the NC by the proposed Alternate Truck Route (aka, the Bypass). Similarly, he felt that retail stores and services was not as compatible with the mix of residential and non-residential properties within the MMR district. He was of the opinion that health care facilities would be a good fit within both districts, although he said 'health care facilities' need to be better defined within the bylaws.

With regard to changing residential densities and lot sizes within the MMR district, Bill suggested that be taken up in conjunction with lot size and density discussions on the Village residential districts (Low, Medium, & High Density Residential), which are on the agenda for the next meeting (Sept 16th). In this way, the question is addressed within the broader review of residential zoning within the Village.

Graham Mink, property owner along Elmore Street, in the MDR-1 district, said he was in favor of extending MMR boundary east along Route 12 (Elmore Street) to Morrisville Water & Light, saying that converting some existing residences in this area into allowable MMR conditional uses such as offices or child care facilities would be compatible with the character of the area.

Bill began the discussion on the Planning Commission's role and position on the proposed Sewer Service Management Area (SSMA), the topic of an upcoming (Sept 4th) joint PC/Select Board/Village Trustees meeting. He said that you only want to allow sewer service in areas where you want growth to occur. As such, he's opposed to expanding the SSMA in the Rural Residential with Agriculture (RRA) zoning district.

Chip reviewed the currently proposed SSMA boundaries and identified the two issues that the District 5 Environmental Commission have with the Water & Light Department's Act 250 approval for sewer plant expansion: preventing 'sprawl' and protecting prime agricultural soils. He suggested that all involved could likely agree to modify the proposed SSMA limits to exclude the Greaves Farm property (150+ acres, currently in agricultural use), just outside the Village boundary on Washington Highway).

Andrew said he wanted to review the SSMA boundary that the PC had recommended to the Select Board and Village Trustees several years ago and compare it to what the Village Trustees proposed as part of their Act 250 permit application (i.e., the currently proposed SSMA limits). John noted that the currently proposed boundary lines are included in the revised Town Plan adopted earlier this year.

Bill, Andrew, and John discussed various options to add or delete certain areas or parcels from the SSMA in order to address the Environmental Commission's concerns and to be consistent with the Town's views on growth as established in the Town Plan.

Minutes of the August 19, 2008 meeting were accepted as presented.

The meeting adjourned at 8:40 PM.

Respectfully submitted:
Mark Leonard

Minutes approved on: