

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

**Minutes of August 19, 2008
Tegu Building, Morrisville
Approved on: September 2, 2008**

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

Also Attending: Amy Walker; Ron Stancliff; Leon Whitcomb; Rhoda Bedell; Steve Rae; Dana Wildes; Mike Miller; Ed Debor; Bob Beeman; Ernie Patnoe; Tracy Patnoe; Frank Frontera; Melissa Jordan; Dan Dougher.

Recorder: Chip Sawyer, LCPC

Mud City Loop Zoning Language

Amy Walker gave an update on the MCL project. There will be a delay for more discussion on lot sizes and tax implications of a change. Dan Dougher was identified as the new spokesperson for the group. The group has developed a handout on some of the techniques considered and has developed overlay maps and identified scenic views and recreation areas in the MCL.

Dan Dougher plans to continue the conversation and said that he was as interested in a discussion about the nature of growth as much as about lot size changes.

Bill Henchey reviewed the Town Plan and zoning revision processes for the new faces in the audience. At this point it doesn't look like the MCL group is at the point of proposing specific bylaws, but raw information will be accepted by the Planning Commission. Henchey mentioned desire for a survey of MCL residents. He suggested tabling the MCL issue until later in the zoning schedule.

Henchey then welcomed public comment.

Ernie Patnoe, an MCL resident, expressed that he had been unaware of the project. Patnoe is concerned about potential new restrictions on MCL property owners. He would like the freedom to subdivide some of his land for family in the future. He mentioned conservation easements as a tool for MCL group goals, rather than new zoning.

Frank Frontera said that he enjoys MCL's uniqueness and as a place to live. He mentioned the difficulties of high land prices today. He had been unaware of local planning and zoning efforts up to this point.

Bob Beeman asked if there was a process for mailing such zoning proposals to property owners that they would affect.

Bill Henchey said that, typically, zoning changes do not require discrete mailings. The MCL effort has not yet reached the point where the Planning Commission has any MCL changes to consider and distribute.

Dan Dougher brought up the issue of generational change on farms and that any new MCL proposal should recognize that.

Chip Sawyer reiterated that the Planning Commission had no actual proposal for the MCL at this point, and yet there was an awareness that the concepts being considered by the MCL group included sliding scale subdivision allowances, not just simple large lot zoning.

Lauren Traister advised that MCL residents familiarized themselves with current regulations and considered if there was anything they would like to change.

Leon Whitcomb mentioned that towns don't lose tax money when properties are in the Current Use program.

Melissa Jordan mentioned a meeting that had been held at Bishop Marshall School about the future of Morristown. There was support for maintaining the town's rural and agricultural character, green businesses, and public transit.

Ernie Patnoe opined that large lot zoning is a "dangerous precedent." With soils, even lots at 2 acres are not feasible for development in the MCL. He requested a mailing if the Planning Commission proceeds with an MCL proposal.

Bill Henchey explained the zoning hearing process to the group, in order to highlight the chances for public input.

Sewer Service Expansion and Permit Conditions

Dana Wildes presented the Planning Commission with a statement from the Village Trustees on the sewer service expansion process in response to the conditions of the Act 250 permit. There was agreement that there should be a joint board meeting to take the current proposed language and come up with a solution to present to the Act 250 District Commission.

Municipal Planning Grant

Chip Sawyer summarized plans to apply for this year's MPG program to do master planning for the BOP area and associated infrastructure. He will be running the idea by different stakeholders in hopes of pulling together support for the idea and application.

Rural Residential and Agricultural District

Chip Sawyer presented revisions to the conditional uses in the RRA as discussed at the 8/5 Planning Commission meeting. The Planning Commission decided to remove the addition of federal, state and municipal facilities.

Sawyer then presented a map of the RRA highlighted parcels under 10 acres. This was presented as one way to distinguish areas of the RRA from others.

Amy Walker and Dan Dougher mentioned that these denser areas were good places to require amenities and safety considerations for pedestrian and bicyclists. The traffic in these areas can be daunting.

Ron Stancliff mentioned the need for resource protection in the RRA.

There was a discussion of ways to protect deer wintering areas and viable soils. Steve Rae asked if Morristown could do a primary agricultural soil update.

Approval of Minutes

Lauren Traister made a motion to approve the minutes of the 8/5/08 Planning Commission meeting. John Meyer seconded. Motion passed with abstentions from Andrew Volansky and Steve Berson.

Meeting adjourned at 9:20 pm.

Submitted by: Chip Sawyer, recorder.