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**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
P.O. BOX 748
MORRISVILLE, VT 05661
Phone (802) 888-6373
Fax (802) 888-6378**

Minutes of December 19, 2006

Members Present: Richard Duda, John Meyer, Bill Henchy, Steve Berson, Lauren Traister

Members Absent: Andrew Volansky, Kelly Rogers (leave of absence)

Guests: see attached list

Recorder: Mark Leonard, Zoning Administrator (ZA)

Chairman Bill Henchy called the meeting to order at 7:00 PM. Agenda for this meeting is to review and discuss the Community Facilities, Utilities, and Services (CFU&S) section of the Town Plan.

Mike Miller provided an overview of the section, noting that it covered a wide variety of municipal and community functions and services. Input from each of the affected organizations was needed to provide accurate, up-to-date information.

Village Trustee Dana Wildes addressed the village water & sewer systems. He said the Morrisville Water & Light Dept would soon announce plans to upgrade the sewer plant. He added that the Town Select Board and Village Trustees were still working toward an agreement on extending sewer service beyond the village limits.

Dana also addressed the need to clearly identify properties that fall within wellhead protection area (WHPA) boundaries. He said that recently an individual purchased a parcel that was bisected by a WHPA boundary. The new property owner applied for local zoning and state water & wastewater permits to convert an existing residential structure to a childcare center. Only after he purchased the property and obtained the necessary permits did he discover that a portion of the parcel lay within the WHPA, restricting any future development. This fact was not discovered during the Conditional Use review process for converting the residence to a childcare center. Dana suggested that all properties that fall within a WHPA be inventoried and a statement be recorded in the land records so that any prospective purchaser will be aware of that fact and of possible development restrictions.

Mike Miller and the ZA addressed the July 1, 2007 deadline for towns to decide on maintaining jurisdiction over on-site wastewater system permitting or having the state, through the Agency of Natural Resources, assume full responsibility. The ZA said the technical requirements for administering the permitting process would be beyond the town's in-house staff capability, necessitating either hiring or contracting with a qualified engineer. He indicated that he would likely recommend to the Select Board that the state assume that responsibility. He suggested having an ANR representative speak to the Planning Commission and the Select Board on the various considerations in making this decision.

The Morristown Centennial Library and Lamoille Regional Solid Waste Management District submitted written inputs on their respective portions. The ZA said he was expecting something from Copley Hospital as well. No other organizations addressed in the CFU&S section were present.

Heidi Krantz reported on efforts to prepare and conduct a community-wide survey on key questions going into the Town Plan revision. She said there was a website that could be used to conduct the survey online; the subscription fee is \$500. This should be combined with a survey mailed to all town residents to get maximum participation. Printing and mailing costs were estimated at \$500.

Bill asked when the survey would be conducted; should it be at the front end or back end of the Town Plan review? Both Heidi and the ZA felt that getting the public's opinion early in the review process would help develop the policies and recommendations within the Plan. The ZA suggested having the survey read for distribution at Town Meeting in March 2007, with surveys accepted over the following 60 days.

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The next three Planning Commission meetings will address the Housing section of the Town Plan. Heidi explained her plans to use the Jan 16 meeting as public forum on this issue. She asked PC members to consider what questions they hope to get answered at the forum; she will consolidate any inputs she receives into four main topics/questions. Lauren said the discussions should address housing issues in the context of how zoning may help or hinder efforts to meet the community's diverse needs. The ZA said he was identifying groups and individuals who are likely to have an interest in the discussion in order to notify them of the upcoming meetings.

Heidi noted that David Raphael was scheduled to present draft design review standards for consideration on January 16. She suggested, and members agreed to, slipping this to the Feb 6 meeting while asking him to provide the draft standards by email for members to review them before that meeting.

The December 5, 2006 meeting minutes were reviewed and accepted. The meeting adjourned at 9:15 PM.

Respectfully submitted,
Mark Leonard, recorder