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

Draft Minutes of December 4, 2007

Approved on: 01/10/08

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

Also Attending: Mark Leonard; Steve Rae; Heidi Krantz; Mike Miller; Ed Debor;

Recorder: Chip Sawyer, LCPC

Bill Henchey opened the meeting at 7:12 PM.

Additions to Agenda

Chip Sawyer mentioned two possible additions to the agenda: Ed Debor had brought a draft boundary for the TSSA, and Heidi Krantz had a question on continuing the online planning survey.

TSSA

Maps with boundaries of the new Town Sewer Service Area (TSSA) were passed out. Bill Henchey asked Ed Debor for background on the boundary. Debor gave background and said that the goal is to have an agreement by the end of the 1st quarter CY08. Would like something to attach to Act 250 permit by 12/21/07. Map presented has been agreed to by the Trustees. 3 Selectboard members have received it so far and seem in agreement. Both boards would like to act on it at their meetings on 12/17.

Henchey lamented that this wasn't available at the 11/28 joint board meeting. Debor concurred.

Debor explained the Act 250 process for the sewer plant expansion proposal. It requires the delineation of the TSSA.

When asked about the interface of the TSSA with the Town Plan, Debor said that the zoning aspect didn't drive the TSSA. The perceived need for sewer did. Debor said that the priority now is for the Planning Commission to see it.

When asked what the implications of full sewer build-out within the TSSA would be, Debor said that to sewer the full TSSA as proposed, another plant expansion to 650,000 would probably be required, based on current county figures.

Henchey said that the TSSA boundary looked bigger than what he had seen in the past. He said that a public discussion about it would be best. Mark Leonard said that the Act 250 application would require a DRB hearing and that the Planning Commission is a statutory party.

Mike Miller stated that the Planning Commission doesn't have to fully build out what is in TSSA. It could be seen as a resource for increased density in places where the Planning Commission sees fit.

When asked if the Village Trustees want the Planning Commission to make any land use changes within the proposed TSSA, Debor lamented that the TSSA and Plan timelines weren't matching up very well. At this point, he can't see it being tied to Trustee zoning desires at all. There is an issue that Act 250 would be looking for provisions that would prevent sprawl in the new TSSA.

Henchey suggested that the Planning Commission have a presence at the 12/17 Selectboard and Trustees meetings to discuss the TSSA. Debor said he'll see if the meetings can be joint for the first half hour or so.

Survey Online

Heidi Krantz asked if the Planning Commission would like to discontinue the online survey. Chip Sawyer will create charts/graphs to replace what is on the website. *John Meyer made a motion to suspend the online survey service. Lauren Traister seconded. Motion passed unanimously.*

Request for Funds to MACC to Decorate the Gazebo.

Krantz made a request on behalf of MACC for a donation to decorate the gazebo for the holidays.

Henchey said that the Planning Commission needs to know how much Planning Commission budget money is available for this and how much is going toward the LCPC planning consultant before a decision can be made. Krantz agreed to look into what funding is available.

Municipal Planning Grant

Chip Sawyer reported that DHCA has awarded Morristown \$12,000 for its 2008 Municipal Planning Grant to fund a study of transportation options in the downtown area. This amount is \$3,000 less than asked for. DHCA requests that Morristown revise the workplan in light of less funding by January 17. the Planning Commission directed Sawyer to confer with consultants and Dave Crawford and to keep the Planning Commission informed of revisions.

1/10/08 Design Charrette Meeting

Krantz discussed this joint PC/DRB meeting, which would be a continuation of the 2006 Municipal Planning Grant, to have David Raphael discuss design review guidelines for the downtown area. The meeting is scheduled for 6:30 pm on 1/10/08.

2008 Town Plan

The Planning Commission agreed to take Steve Rae's vision, as distributed on 11/28, and "tweak it."

On 12/18, the Planning Commission hopes to be able to submit the Plan for its first public hearing. At that meeting, the Planning Commission will decide on when to meet in January as well as if Public Hearing will be on 1/22.

Land Use in Town Plan:

Henchey said the he prefers to include the Mud City Loop district and Airport District that were presented on 11/28/07, but not to include the Cadys Falls and Morristown Corners districts. Henchey recommended Recreation Special Use Districts for CREW and Oxbow. The Planning Commission agreed to include the proposed expansion of the BOP and Route 15 Commercial area both west and east to the boundaries of the proposed TSSA. Mike Miller will also cross-hatch a corridor down Route 100. The use of the corridor is as-of-yet undecided.

Approval of Minutes

Approval of minutes was tabled, lacking a quorum for 11/6 and wanting more time to review 11/28.

Meeting adjourned at 9:37 pm.

Submitted by: Chip Sawyer, recorder.