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

JOINT MEETING WITH MORRISTOWN SELECTBOARD AND MORRISVILLE BOARD OF TRUSTEES

Wednesday, November 28, 2007
6:30 – 8:30 PM
Community Meeting Room, Tegu Building

Bill Henchey, Chair

Minutes of November 28, 2007
Approved on: 12/18/07

Planning Commission Members Present: Bill Henchey, Richard Duda, Kelly Rogers, John Meyer, Steve Berson, Andrew Volansky, Lauren Traister

Selectboard Members Present: Shaun Bryer, Todd Yando, Dave Yacovone

Trustees Present: Peter Bourne, Dana Wildes, Tim Sargent, Ed Debor, Keith Thompson.

Guests: Heidi Krantz (Morristown Staff), Mike Miller (LCPC), Steve Rae (MCC), Craig Myotte (W&L), Ron Stancliff, C.C. Turley, Tim Soule (LEDC), Dave Crawford (Morristown Staff), Kevin Lane (MCC), Bill Rossmassler (LCPC), Mark Leonard (Morristown Staff), Amy Walker (MCC).

Recorder: Chip Sawyer (LCPC)

Meeting Opening

Bill Henchey opened the meeting and reiterated the purpose to share the status of the 2008 Town Plan and discuss any concerns and input between the Planning Commission, Selectboard and Trustees in a proactive fashion prior to the ramp-up of the adoption process.

Review of the Plan

Mike Miller (LCPC) gave an update of changes to the Plan. Chip Sawyer (LCPC) gave a suggested timeline for Town Plan adoption with a goal of Selectboard/Trustee adoption before March 4th Town Meeting Day.

44 Dana Wilder raised a question about a note on the timeline that Morristown was looking to
45 confirm the Village Trustees' role in adopting the Plan. Shaun Bryer and Dave Crawford stated
46 that Morristown is seeking legal clarification in light of ambiguities in the role of the Village.
47 Barring any new info, revelation of documents providing more clarity, or contrary legal opinion,
48 this adoption process will continue as it did last time.

49
50 Mike Miller then gave a more detailed explanation of Plan changes and revisions thus far. The
51 large chapters that received more work and public involvement: Housing, Economic
52 Development, and Land Use.

53
54 Ed Debor suggested getting a draft of the plan online.

55 56 **Discussion Portion of the Meeting**

57
58 Heidi Krantz, Morristown Community Coordinator, was introduced. Bill Henchey thanked her
59 for being central in facilitating the amount of public involvement during this plan process.
60 Krantz facilitated the following discussion.

61 62 **Plan Vision**

63 John Meyer mentioned that the Plan vision may best be saved until input on all other issues is
64 collected and then to "reverse-engineer" a general idea for the town's future out of the amalgam
65 of issues. Other Planning Commission members concurred.

66
67 A vision statement was presented by Steve Rae, in which he incorporated the major themes
68 contained in responses to the Planning Commission survey.

69 70 71 **Facilities**

72 Mike Miller stated that there is more on town offices in the new plan. Still needs to add
73 language on sewage system plans.

74
75 There was a desire among attendees for this section to include language supportive of continued
76 maintenance and improvements to water/sewer and electrical infrastructure, which may require
77 town-village agreements in many cases. Also a desire to re-endorse the growth concept. Bill
78 Henchey expressed a desire for a proactive effort to proceed in a collaborative and well-planned
79 direction going forward.

80
81 Shaun Bryer brought up the issue of levels of service. The Selectboard is faced with the
82 dilemma of how to maintain levels of services without continually increasing taxes. Mike Miller
83 said he'd start calling service heads for updates. Bryer suggested bringing this up at a staff
84 meeting and the desire to have more specifics in the Plan with the goal of making it more useful
85 to the Selectboard and others.

Dave Yacovone asked about what sort of investments can be supported in the Plan that may help bring unique values to Motown, examples: broadband, town pool, other public facilities.

Energy

When asked, Mike Miller elaborated on what is in this section. It was suggested that current “line-sizing” opportunities to increase electric capacity and decrease “line loss” should be mentioned. The Village is taking a proactive look at hydro plants as alternative sources of energy. Bill Henchey mentioned that support in the Plan can support future funding. Dana Wilder suggested that Craig Myotte share the Village’s 5-year plan.

Kevin Lane suggested starting an energy cmte. Amy Walker suggests a county energy cmte as another idea. Tim Soule stated that Lamoille County may be well suited for that. Bill Rossmassler mentioned that Stowe has one, and that such cmtes are growing statewide and doing “amazing” work.

Education

It was mentioned that the Planning Commission could use more input from the local schools and Supervisory Union. Shaun Bryer suggested including the schools’ 5-year action plans in the Town Plan.

Housing

Mike Miller was asked to elaborate more on revisions to the housing section. There was support for mixed use in order to provide more housing opportunities in parts of town. Elder care was also mentioned. Miller also mentioned the need to revisit residential and parking in the zoning for the CBD. Ed Debor mentioned including the parking study.

Natural Resources

Dave Yacovone mentioned doing a study of town owned land as possible sites for affordable housing development. The general support for natural resources protection in the planning survey was mentioned by Steve Rae.

Productive Resources

General support in the planning survey for the working rural landscape was mentioned by Steve Rae.

Economic Development

Mike Miller mentioned that this section contains more data. Morristown is representing less of a share of county sales receipts. That was the only negative in new data. The job share in county has not changed much. Dana Wilder mentioned support for livable wage, which could help address affordable housing. Morristown needs to attract businesses that pay a livable wage. In response to Henchey, Wilder mentions that high tech and manufacturing are likely sources for livable wage jobs. Hi-speed Internet and more econ. devt. funding was called for. Provide

130 infrastructure and build enterprise zones. Make it easier for desired businesses to locate here.

131
132 Tim Soule stated that LEDC and LCPC should provide more information on land available for
133 infill and/or well-suited for different types of commercial/industrial use. Town-owned land
134 could also be considered for econ. devt.

135
136 Dave Yacovone said that sewer/water infrastructure needs to be handled in more than just a
137 customer relationship fashion. Financing of infrastructure can play a significant role in
138 attracting econ. devt. The Plan could play a role in informing where limited financing resources
139 can be directed for infrastructure development.

140
141 Amy Walker asked how we motivate businesses to consider infill in existing commercial areas.
142 Questions focused on high-paying jobs. Do these people live and spend their money in
143 Morristown? Is new business more cost-effective than the working landscape overall?

144
145 Steve Rae said that local econ. devt should employ local people. Local education should match
146 local job opportunities. There is data that econ. devt drives up per capita infrastructure costs.

147
148 It was mentioned that Morristown needs to be as proactive and as selective as possible. Data on
149 available parcels is needed in order to at least have a conversation about what is possible.

150
151 Steve Rae asked if there is a process to match land to desired businesses. LEDC is working on
152 something along these lines.

153
154 Lauren Traister said that business and schools can work together on addressing educational gaps
155 that may exist for new businesses.

156
157 Dana Wilder mentioned that high-paying business development happens in incremental steps. It
158 does not require IBM, neither does Morristown desire such a thing.

159
160 Kelly Rogers mentioned the need to bring our kids back from college. Morristown needs to
161 provide incentives for this to happen.

162
163 Dana Wilder said don't just focus on attracting new businesses. Give existing businesses
164 opportunities to expand. Tim Soule echoed that most growth comes from existing businesses.

165
166 Ed Debor mentioned that providing more local employees gives more opportunities for local
167 civic involvement.

168
169 Amy Walker asked if a local job fair would be a good idea. Lauren Traister mentioned that
170 UVM Extension and DOL are doing workforce training and will be holding a job fair in the
171 spring, mostly for youth.

Mike Miller mentioned Morristown's status as both a job center AND a bedroom community. Steve Rae thinks that the Plan needs to talk about how to change this dynamic.

Mike Miller discussed the five econ. devt factors listed in the Plan. Survey results were generally in favor of econ. devt. Morristown is well-positioned in terms of regulatory structure.

Dana Wilder gave an example of how a well-supported project, non-Act 250, still took 3.5 years to get through local/state permitting. He gave support for municipal delegation of state wastewater permitting.

Land Use

Mike Miller presented the Possible Land Use map.

Bill Henchey mentioned the possibility of putting CREW and Oxbow into special recreational districts. Heidi Krantz mentioned that it might be nice to allow for amenities and other health/fitness facilities.

There was mention of the importance of treating Route 100 as a crucial corridor into town. Mike Miller said that that the Planning Commission has received diverse input on what to do with Route 100. Heidi Krantz mentioned the possibility of design review. Amy Walker offered up the *Roadscape Guide* from SmartGrowth VT on ideas for what to do with Route 100 corridor.

Dana Wilder supported middle-of-the-road, well-thought-out devt, with limited curb cuts for Route 100. Richard Duda mentioned input that Route 100 stay open and that econ. devt. occur elsewhere through infill. Both reiterated the need for an inventory of useable econ. devt. Land that's expressed as more than just a % but also includes geographical and grade information.

Ed Debor mentioned the possibility of creating a commercial district along Route 15 north and east. Steve Rae mentioned the support for this in the survey.

Mike Miller advocated for creating the district incrementally from current districts, in order to prevent sprawl.

Heidi Krantz asked what the status of the Town Sewer Service Area (TSSA) conversation was. Craig Myotte said that he should have something to share with everyone very soon, that lists the basic facts of the situation. Looking for support for the Act 250 application. TSSA would benefit from mirrored language and districting in the Town Plan.

When asked, it was communicated that the sewer plan expansion will go from 325,000 to 550,000. There is also a phosphorous plan. The capacity ask is meant to fall within current P limitations.

Kevin Lane brought up the survey results that are not in support of too much development and increasing taxes. His experience has shown development increases resulting in tax increases. What makes folks so sure that increased econ devt in Motown will not results in increased tax burdens? How can we be sure that it will be a profitable, positive thing for the community that doesn't take away what people like? Dana Wilder brought up the role of statewide education funding in tax increases. Kevin Lane's experience preceded Act 60.

Tim Soule mentioned that econ. devt. helped reduce unemployment and positive transformations in Franklin County in the past couple decades, as an example.

Steve Rae said that this should not be framed as a "for or against" conversation. Econ devt, efficiency, rural character and suitable local changes can occur as a collaborative conversation.

Mike Miller asked for more direction in order to inform the district conversation. The Plan needs to be drafted and passed on soon.

Dana Wilder would like to see a map with existing sewer plotted on it as well as topo/geographical realities.

Support was expressed for the Cadys Falls and Morristown Corners districts.

An attendant also wanted to see critical areas to the Act 250 process reflected in planning as well, e.g. deer yards and water recharge areas. Energy use also needs to be considered. And what is the relationship to population growth?

Todd Yando suggested adding 20 more lots added to commercial use and then working hard on getting businesses there. Bill Henchey suggested going even further and adding infrastructure and pre-development activities as well. It isn't "open it up, and when will come." Look at town-owned land. Yando: good idea, but who's going to pay for it? Heidi Krantz: MACC has brought together some local people who may be interested in contributing to such a thing.

Shaun Bryer asked if development should be added to the north or south end of town?

Bill Henchey suggested changing the name of the Business Office Park district.

Shaun Bryer asked what should be done with the Route 100 corridor. Lauren Traister suggested just adding devt. to a piece of it. Mike brought up the Airport District. Chip Sawyer added that people were more amenable to design review than ever before, but that devt would have to be carefully managed.

Bill Hency mentioned that the north end has more wastewater efficiencies.

259 Dana Wilder asked about enlarging the village sewer boundary as a TSSA, rather than spurring
260 down Route 15 or 100. Bill Rossmassler mentioned that there is a draft TSSA boundary that has
261 been drawn in light of existing lines and then expanding out a little bit, through multiple
262 conversations. Wilder: expansion should be in close proximity to existing lines. Wilder
263 requested a new map with proposed zoning districts and the TSSA.

264
265 Heidi Krantz reminded folks that there is a lot that needs to happen in the next 4 months.
266 Thanked everyone for attending.

267
268 **The meeting ended at 9:08 pm.**
269