

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

**Draft Minutes of November 6, 2007
Approved on: 01/10/08**

P.C. Members Present: John Meyer; Andrew Volansky; Bill Henchey, Chair; Kelly Rogers; Richard Duda

Absent: Steve Berson; Lauren Traister

Also Attending: Mark Leonard; Steve Rae; Bill Rossmassler; Amy Walker; Heidi Krantz; Sharon Ahern; Kevin Lane; Al Stefanik; Alexandra Garvin; Barb Damon.

Recorder: Chip Sawyer, LCPC

Bill Henchey opened the meeting at 7:03 PM.

Discussion of Agenda for 11/28 Joint Board Meeting

A joint meeting of the Morristown/Morrisville Planning Commission, Morristown Selectboard and Morrisville Village Trustees to discuss the Town Plan will take place on 11/28 at 6:30pm in the Tegu Building community meeting room.

It was stated that the Planning Commission should focus on updating the Selectboard and Board of Trustees and getting their read of current revisions. Discussion may cover desired future bylaw changes and necessary language in town plan. Timeline for remainder of Town Plan revision process might be another good topic, as well as timeline for possible bylaw revisions. The economic development and land use sections will likely attract most of the input.

Upon request, Heidi Krantz agreed to facilitate the 11/28 meeting. Bill Henchey will work with Chip Sawyer and Mike Miller of LCPC to provide a specific agenda and time limits. Basically the agenda will include:

1. Planning Commission opens the meeting and presents highlights of Plan revisions.
2. Krantz begins a facilitated discussion on the Plan, section by section, as well as some time allotted to the issue of the Town Sewer Service Area.

It was discussed that the 11/28 meeting should focus on major topics and concerns. Detailed wording issues (e.g. should vs. shall) can be handled over time. Stick to major goals and objectives.

Meeting materials to prepare will include a collection of Plan revision highlights, materials on the Town Plan adoption process and timeline, maps with current and proposed land use districts, and the Morristown Planning Survey results.

Discussion of the Town Sewer Service Area

Bill Rossmassler of Lamoille County Planning Commission attended in order to provide background on the effort that went into the current proposed Town Sewer Service Area (TSSA) boundaries. He said that the TSSA is a growth management tool and should be compatible with Town Plan revisions. The issue of capacity was recalled, including that a full build-out of proposed TSSA probably isn't possible, even with the proposed sewer plant expansion, but current growth rates shouldn't put a strain on capacity in the near future. Clear TSSA boundaries are needed for the sewer plant expansion Act 250 permit. Under Act 250,

TSSA boundaries need to be set and can't simply be automatically linked to zoning district boundaries – however efforts should be made to match them up as much as possible. Act 250 may also desire the Town/Village to adopt a TSSA ordinance.

Town Plan and Land Use

Mike Miller presents a map with some new land use districts identified, including, forest conservation, MCL, airport district, Morristown Corners and Cadys Falls. Henchey mentions that Route 100 Corridor isn't on the map.

Sawyer reminded PC of some of the themes from the public forum. Mark Leonard has proposed a Route 100 Mixed Use District in the past, including how many uses are currently nonresidential. Aesthetics seem to be a primary concern along Route 100. Duda mentions keeping 100 the same and focusing on Route 15 instead. Survey results seem to favor Route 15.

Miller points out that most current use in proposed AD is already commercial. Transferring AD to commercial may not have huge impact. Perhaps it's also a likely starting point for a partial Route 100 Corridor.

Mud City Loop District

Amy Walker submitted a proposal to create a zoning district for the Mud City Loop (MSL) area. The proposal, to the residents signed and present, reflects the current use of the area and the way that they believe things should stay, including recreational uses and rural aesthetics enjoyed by the entire community.

Steve Rae mentioned that the district idea has been well-researched by Walker and reflects themes from results of the Morristown Planning Survey.

Alexandra Garvin mentioned that this is the first time she's seen the map, and the Conservation District, may have comments/concerns on the proposed MCL district.

Bill Henchey and Andrew Volansky stated that they've been hearing input like this proposal for many years now. Henchey mentioned his desire to balance conservation of places like Mud City with areas facing more immediate development pressure, like the Route 100 corridor.

Approval of Minutes

Volansky made a motion to approve the minutes of 10/16/07. Meyer seconded. Motion passed.

NOTE: There will be no regular Planning Commission meeting on 11/20/07.

Meeting adjourned at 9:40 pm.

Submitted by: Chip Sawyer, recorder.