

Morristown/Morrisville Planning Council

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Meeting Minutes of September 23, 2014

Planning Council Present: Paul Griswold (Chair), Etienne Hancock, Max Paine, Yvette Mason, Tom Snipp & Mark Struhsacker

Planning Council Absent: Andrea Caldwell

Staff: Planning Director Todd Thomas

Guests: Engineer David Ring and Conservation Commission Members Ron Stancliff, Jim Pease and Dick Sargent

Call to Order: The meeting was called to order in the Community Meeting Room of the Tegu Building at 43 Portland Street at approximately 7:00 P.M.

Discussion: Local stormwater discussion with the Conservation Commission – The Council was joined by members of the Conservation Commission and Engineer David Ring regarding proposed changes to the town's existing local stormwater bylaw. Mr. Thomas explained that the existing stormwater bylaw was too technical and was not enforced and that he thought the revised bylaw would be accessible to developers and the Development Review Board. Conservation Commission Member Jim Pease talked about the cumulative negative impact of stormwater runoff, especially in the north end of town. Mr. Pease spoke about the proposed regulation requiring dry wells for local stormwater treatment and highlighted that Morrisville Plaza had functioning dry wells for its roof runoff for nearly 40 years. He noted that the proposed local stormwater bylaw would only regulate stormwater from the building's roof, so only clean water would be injected back into groundwater. Member Hancock asked why towns should adopt such local stormwater language. Mr. Pease replied that flood control and the threat of federal regulatory efforts under the Clean Water Act were two prime reasons. Engineer David Ring said that the town should regulate the roof material and the pitch of the roof as part of the local stormwater bylaw. He explained that a copper roof or asphalt roof may introduce pollutants into the roof runoff and therefore into the groundwater. He added that a pitched roof will have more surface area and generate more stormwater runoff. Member Paine said that just because the roof had more surface area, it did not mean that more water was falling from above. Mr. Ring also said that more flexibility is needed in the language for dry well sizing and capacity should really be the driving factor. Conservation Commission Member Ron Stancliff said that the soils on-site were the driving factor, as every site different soils. The Council agreed with Mr. Ring and agreed with Mr. Stancliff in that stormwater treatment should be left up to an engineer and be done on a site by site basis. It was suggested that revised bylaw language could simply state that a signed and sealed letter from an engineer shall accompany all projects that require local stormwater review. Mr. Thomas asked about the cost of this engineering review. Mr. Ring explained that it could be in the ballpark of \$1,500-\$2,000 for the engineering. This cost was explained as being on top of the stormwater system cost of approximately \$12,000 to treat a 10,000 square-foot roof for the Water Quality storm. Member Hancock suggested that it may be wise to include both the proposed method of

having an engineer signoff on the stormwater design and the previously offered prescriptive method detailing what the dry well sizing should be. The Council decided to simply require the engineer signoff, which would allow the DRB to simply ask an applicant if they had the letter proving that the stormwater system was designed by an engineer in accordance with the town's bylaw or not. Mr. Thomas said he would present the Council with revised language by the end of the week which would be included in the current zoning update.

Discussion: Proposed Fall zoning changes – Mr. Thomas reviewed the following zoning changes with the Council for the scheduled October 7th hearing for a final time:

- a. §215 strike existing Business Enterprise Zone, replace with new version of zone
- b. §490 strike existing Exterior Lighting Bylaw, replace with new version of bylaw
- c. §503 add stormwater treatment section to existing “Additional Conditions” section of the Site Development Plan Review Bylaw
- d. §638 strike existing Stormwater Treatment Bylaw designed for Conditional Uses
- e. Article 9, add Definition for “Water Quality Storm”
- f. §1140 add parcel 12-156 to the Airport Zone

The Planning Council made no changes to the proposed zoning bylaw update, other than re-including the Stormwater Treatment Bylaw which was revised during the preceding discussion with the Conservation Commission.

Discussion: School Board capital budget follow-up – Council members discussed that they were pleased with the results from the School Board capital budget discussion and would wait for information regarding any large capital budget items there from. The Council asked Mr. Thomas to re-approach the Selectboard and Village Trustees to obtain a similar agreement to participate.

Approve prior meeting minutes – Member Hancock moved to approve the August 19, 2014 meeting minutes. The motion was affirmed by a vote of 5-0- 1 with Member Paine abstaining. Member Paine moved to approve the September 9, 2014 meeting minutes. The motion was affirmed by a vote of 4-0-2 with Members Hancock & Mason abstaining.

The meeting adjourned at 8:30 PM – submitted by Todd Thomas, Planning Director