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**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of September 7, 2004

Members Present: Richard Duda, John Meyer, Bruce Tomlinson, Bill Henchy, Sam Guy, Kelly Rogers

Members Absent: none

Guests: Joe Duncan (Forcier Aldrich & Associates), Scott Corse (Morrisville Water & Light Dept), Mike Stafford, Steve Rae and Kevin Lane (Conservation Commission), Bill Rossmassler (LCPC)

Recorder: Mark Leonard, Zoning Administrator (ZA)

Sam called the meeting to order at 7:05 PM. Minutes of August 17, 2004 were approved on a motion by John, seconded by Bill.

Mike Stafford, who had played a role in drafting the pending Town/Village agreement on allocating sewer system capacity beyond the village, asked for a recap of how the process of identifying Town Sewer Service Areas (TSSAs) had been conducted. Joe Duncan of Forcier Aldrich & Associates explained how he had done a build-out analysis of the areas the Planning Commission identified as possible TSSAs. Bill reviewed how the PC settled on those areas.

Steve Rae asked about recent requests to extend service to properties outside the village. Scott mentioned the proposed Kinney's store next to McDonald's, Country Home Center, Goss Tire, and Catamount Dodge as businesses that have obtained or are seeking to obtain sewer allocation under the existing process. Steve stressed the Conservation Commission's desire to see village properties developed (infill) rather than new development of open land outside the village (sprawl). Bill responded that the three proposed TSSAs, in the Industrial 3, Commercial, and Business Office Park zoning districts do just that. He solicited the Conservation Commission's endorsement of the proposal.

Sam asked for comments on the proposed TSSAs. Scott Corse said that he personally would like to see some residential areas served by a TSSA. Joe Duncan said that those areas the town wants to see growth in should drive where the TSSAs are established.

The ZA suggested that the town and village establish a cut-off date for applications for service under the current process so that there is not a flood of applicants seeking allocations outside the village in areas not identified for TSSAs while the proposal is pending approval.

Bill Rossmassler said any interim process or cut-off date must be explicitly defined so that all parties are treated equitably or the town and village could face lawsuits from those who were aggrieved. He also noted that state and federal funding for sewer projects is based on towns' identifying 'growth centers'; if a project does not serve a designated growth center, it won't be eligible for state or federal grants. He stressed that the TSSAs as presently proposed could be designated as growth centers and added that the entire village plus the three proposed TSSAs could be included within a single municipal growth center.

Following these comments, the members voted unanimously to recommend Option A below for the amount of daily capacity to be allocated to each TSSA.

TSSA	FA&A analysis*	Option A	Option B	Option C
IND 3	37K/74%	35K/70%	30K/60%	25K/50%
COM	8K/16%	10K/20%	15K/30%	15K/30%
BOP	5K/10%	5K/10%	5K/10%	10K/20%
CREW	2K/4%	NA	NA	NA

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Bill asked how the Commission's recommendation would be presented to the Select Board and Village Trustees. The ZA said he would schedule it for a joint meeting of both bodies on September 27. He will prepare a draft report of the Commission's findings and recommendations for review at the next PC meeting on September 21. Bill Rossmassler said LCPC was available to provide any GIS mapping products that might be needed at the presentation.

A letter of interest in serving on the Planning Commission from Andrew Volansky was reviewed. Sam asked that he be invited to attend the next meeting to discuss his interest in joining the Commission.

The meeting adjourned at 8:15 PM.

Respectfully submitted,

Mark Leonard, recorder

Minutes approved on: 9/21/04 BH/JM