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MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of September 6, 2005

Members Present: John Meyer, Richard Duda, Bill Henchy, Steve Benson, Andrew Volansky, Kelly Rogers

Members Absent: Bruce Tomlinson

Guests: Mike Miller, Bill Rossmassler, Karyl Fuller (LCPC), Heidi Krantz, Dave Crawford

Recorder: Mark Leonard, Zoning Administrator (ZA)

Bill called the meeting to order at 7:05 PM. On a motion by Steve, seconded by Kelly, minutes of the August 2, 2005 meeting were reviewed and approved.

Mike Miller of LCPC provided a copy of the Airport Hazard Area map that is referenced in section 313 of the zoning bylaws. The ZA will maintain a copy of the map in the bylaw files. Mike also presented as draft proposal of a notional airport zoning district for the commission's consideration (*copy attached*).

Dave Crawford, the new town administrator, introduced himself and said he looked forward to working with the commission. He said that the Select Board is in the process of setting town goals and asked for any ideas or suggestions on how the town can continue to manage and encourage growth while preserving its existing qualities.

Dave addressed the ongoing discussion regarding sewer line extensions and conveyed the board's concern over meeting Hearthstone's request to be added onto the sewer line, citing the fact that it is a major employer in town and asking for the commission's careful consideration of Hearthstone's needs. He noted that the Planning Commission had spent several months last year addressing this issue and had made recommendations to the Select Board and Village Trustees on where to establish town sewer service areas (TSSAs) and asked for the commission's help in reviewing those recommendations in light of the recently completed build-out analysis conducted by LCPC.

Bill thanked Dave for coming to the meeting and offered an open invitation to attend any of the commission's meetings. Mark noted that in years past, there had one or two joint meetings annually with the DRB and Select Board to share information and ideas among the three bodies and perhaps it was time to re-institute those meetings

Bill Rossmassler gave an overview of the current status of discussions between the Select Board and Village Trustees and explained what they had done since receiving the commission's TSSA recommendations last year. He noted that the commission relied heavily on the capacity analysis study done by Forcier & Aldrich and observed that its data sources were not very accurate. The build-out analysis LCPC had just completed used a more detailed modeling method that more accurately identified all the variables and produced, he believed, a more accurate estimate of sewer system usage for commercial and residential users in each of the town's zoning district. Karyl Fuller walked through the methodology used in the analysis. *A summary of the analysis is included in these minutes.*

Heidi Krantz presented a memo (*copy attached*) outlining actions the Select Board is asking the commission to take, including reviewing the previously proposed TSSA boundaries in light of the new information available, consider Hearthstone's sewer needs, and take a fresh look at how the Business Office Park district is zoned. With regard to the TSSA issue, she noted that having such areas identified by the Planning Commission and accepted by the Select Board and Village Trustees would allow the town and village to apply for grants for future sewer plant expansion and/or a new facility.

Bill Rossmassler summarized the task set out by the Select Board as reviewing and updating the previous recommendation using the new build-out analysis and the Select Board's guidance. He suggested that the commission prioritize growth areas for possible sewer service, rather than allocating a specific amount of system

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capacity to a given area.

Steve asked what is the remaining life span of the existing sewage treatment plant. Bill made a broad estimate of 20 years, adding that Scott Corse at Water & Light could provide a better answer. Heidi suggested defining growth parameters in terms of time (# of years out) instead of gallons per day (gpd) capacity.

Heidi suggested a meeting between the commission, select Board, and Village Trustees might be useful in ensuring all parties understood the task and planning criteria to be used in identifying any revised TSSAs. She said that this would best be done outside of the regular Select Board meetings, as it would likely involve lengthy discussion and shouldn't be tied up with the Board's regular meeting business. Bill Rossmassler added that a 'neutral' facilitator could help guide the discussion and mentioned several organizations who might be able to assist. Heidi agreed to coordinate a date and location for such a meeting.

Mark reviewed the proposed bylaw revisions discussed to date and said the remaining changes deal with mandatory revisions under state law dealing mostly with procedural matters. He asked the commission to again consider whether to add the broader 'commercial use' in either or both the Commercial and Industrial zoning districts. Bill asked him to ask the DRB how they would apply this change to conditional use applications.

Richard said he would like to see more landscaping requirements built into conditional use and subdivision approvals. He suggested looking at how other towns had incorporated landscaping requirements in their bylaws.

The meeting adjourned at 9:00 PM.

Respectfully submitted,
Mark Leonard, recorder

Minutes approved on: 10/4/05 SB/JM