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MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of August 17, 2004

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

Guests: Joe Duncan (Forcier Aldrich & Associates), John Tilton (Morrisville Water & Light Dept)

Recorder: Mark Leonard, Zoning Administrator (ZA)

Bill called the meeting to order at 7:10 PM. Review of the minutes of July 20, 2004 was deferred due to lack of a quorum of members present at that meeting.

Joe Duncan of Forcier Aldrich & Associates presented the results of the build-out analysis for the four potential Town Sewer Service Areas (TSSAs), the Industrial 3 zoning district, the Commercial zoning district east of the planned bypass route, the Business Office Park district, and the CREW peninsula. The build-out analysis (copy attached) shows a total potential daily usage of over 500,000 gallons, ten times the daily allocation proposed in the town/village agreement. Joe reviewed the criteria used in his analysis and agreed that several factors (e.g., much of Industrial 3 being in an undevelopable flood zone, more realistic average daily flow rates for commercial and residential uses) could reduce the total daily flow by up to 50% of the 500,000 gallon figure. He also noted that this projection assumed a complete build-out of all available properties within the TSSAs and connection of existing properties served by on-site systems to the municipal system.

Several variations on the 50,000-gallon allocation split were discussed, including dropping the CREW property from the mix. Those options are summarized below:

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

* proportional basis; figures total slightly more than 50,000 gallons per day due to rounding.

Members acknowledged that both the geographic boundaries of potential TSSAs and the daily allocation to each would be subject to debate and possible changes during public hearings and discussions by the Select Board and Village Trustees. They felt that the options outlined above would provide a starting point for those discussions.

In order to gauge the potential development impacts of these options, the views of the Conservation Commission and Cadys Falls Water Co-op should be solicited directly. Upon review of these options by the full Planning Commission at the next meeting, a recommendation will be forwarded to the Select Board for further action and public hearings on the subject.

The ZA presented a proposal from Community Coordinator Heidi Krantz to apply for a Municipal Planning Grant to obtain funds for the following projects: expand the designated historic district to include more areas under the Downtown Designation program; hire consultant to work with Morristown Alliance for Culture & Commerce (MACC0, Planning Commission, and DRB to review existing ordinances as they pertain to downtown design issues and make recommendations on possible changes/amendments; and provide training to DRB members on rviewing applications for tax credits under the Downtown Designation program. Heidi estimated the grant would not exceed $10,000 and stated that she was available to oversee it if awarded. Several members expressed concerns about

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moving toward 'design review' requirements, but were satisfied that any recommendations would be subject to Planning Commission review and approval and, after public hearings, approval by the Select Board before any changes might be adopted. The members voted unanimously to approve the filing of the grant application.

The ZA brought forward the zoning bylaw (section 481) dealing with bulk fuel storage facilities for clarification of several requirements. A recent Conditional Use application to the DRB for a fuel storage facility on Stafford Avenue highlighted requirements for a minimum five acre lot, with 100' side and rear setbacks. These requirements effectively remove most of the commercial and industrial districts, where such facilities would be appropriate, from consideration. The ZA relayed the DRB's question as to the Planning Commission's intent when adopting this bylaw. Members present could not recall when or why these requirements were established. The ZA agreed to research the bylaws and to query other towns on their requirements for such facilities.

Richard Duda brought up the issue of how the town, through the Planning Commission and the zoning bylaws, might wish to regulate large retail (so-called 'big box') stores. He felt that the town will eventually (probably sooner than later) be faced with an application for such a store and it would be wise to have had a public debate and amended bylaws (if so indicated) before that time comes. He suggested we look at how other towns are dealing with this issue now. Everyone agreed the town needs a general goods retailer, but there was no consensus at this point on whether and what limits should be established.

The meeting was adjourned at 9:05 PM.

Respectfully submitted,

Mark Leonard, recorder

Minutes approved on: 9/7/04 JM/BH