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MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of June 15, 2004

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

Members Absent: none

Guests: Scott Corse (Manager, Morrisville Water & Light Dept), Bill Rossmassler (LCPC)

Recorder: Mark Leonard, Zoning Administrator (ZA)

Sam called the meeting to order at 7:10 PM. Minutes of May 18, 2004 were reviewed and approved on a motion by Bruce, seconded by John.

Discussion on identifying what areas of town should be considered for inclusion in the proposed town sewer service area (TSSA) continued from the previous meeting. Bill Rossmassler from LCPC presented an outline of a plan to accomplish this task. He reviewed the process the Town of Johnson went through recently in accomplishing a similar task. He explained that the Smart Growth Collaborative had offered its services, at no cost to the town, and reviewed a possible scope of work.

Scott Corse was asked if the Village Trustees were pushing for a quick resolution of this issue for the TSSA agreement. He replied that they were not in a rush but that they did have an interest in where the TSSA was placed.

Bill H suggested that there may be a need for more than one TSSA in the north end, mentioning possible residential areas south and east of the village boundaries. He felt that a TSSA only in the north end would not address the town's projected needs for additional housing. He also suggested that a full build-out analysis of the users in the north end commercial and industrial districts may exceed the 50,000 gallon sewer allocation being given to the town. Scott estimated that a full build-out of the north end, including hooking up existing users, would use 25,000 gallons.

Bruce and Sam echoed the idea of establishing a primary TSSA, most likely in the north end, first and secondary TSSAs in residential areas to be determined as the process evolved.

Bill Rossmassler explained the Agency of Natural Resources' Department of Environmental Conservation guidelines on growth centers. These guidelines are applied when towns seek state funding for projects such as the sewer system expansion. There are three basic types of growth centers: traditional village, industrial, and mixed use. The guidelines seek to ensure that a project will not contribute to sprawl, as defined by DEC. Bill said the TSSA would be a growth center under the DEC guidelines. He recommended focusing on types of uses and geographic factors/limitations within a given area under consideration as a TSSA. He also said the town may have to consider assessing impact fees on new development within a TSSA to cover system expansion costs.

Bruce said the Planning Commission needs to draw some preliminary boundaries for prospective TSSAs and get the necessary user analysis before presenting a proposal for public review and comment. The next meeting should focus on that task. He said the commission was not yet ready for the Smart Growth Collaborative's participation in the process.

On a motion by Bruce, seconded by John, the meeting was adjourned at 8:45 PM.

Respectfully submitted,

Mark Leonard, recorder

Minutes approved on: 7/10/04 (BT/JM)