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**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of May 2, 2006

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

Members Absent: Steve Berson

Guests: see attached list

Recorder: Mark Leonard, Zoning Administrator (ZA)

Prior to the start of the formal meeting, the Commission met individually with each of the three applicants for the contract to study downtown zoning issues under a municipal planning grant the town had received. Members queried the applicants on how they would gather public input and generate public involvement on developing proposals for bylaw revisions and possibly design review requirements, their experiences with similar projects, and on specific planning considerations, such as landscaping standards, that might be included in a final recommendation on bylaw revisions.

Bill called the meeting to order at 8:05 PM.

Don Ostler, representing the members of the Cadys Falls Water Co-op, spoke to the Commission on the co-op's history and current operation. The privately owned and maintained system services 22 households. Co-op members highly value their water system and are vigilant to protect it from any potential contaminants. The Co-op has its own source protection plan. They have opposed any development within the source protection area (SPA) that could threaten the purity or safety of the water supply. The system is under the oversight of the state Water Supply Division, which monitors it for compliance with drinking water standards.

Bill explained that the Planning Commission had recently been involved in discussions with the Village Trustees, town Select Board, Morrisville Water & Light and others regarding possible sewer line extensions into the co-op's SPA and, in particular, the shared consensus that the Hearthstone facility have adequate wastewater disposal systems to allow it to remain in town and expand as needed. He explained the plans for a town sewer service area (TSSA) that would include much of the SPA. Bill said that certain people at these discussions had put forth their belief that the Co-op members were amenable to discussing going onto the municipal water system so that the SPA properties could be developed.

Don said the members are very aware of development pressures on the lands within the SPA, especially since much of that area is zoned for commercial and/or industrial use. If their water supply was comprised in some way, or if development pressures eventually became so great, the Co-op would want to reach a mutually satisfactory agreement with the town and village on hooking onto the municipal water system.

Bill asked if extending the municipal sewer line to Hearthstone and other properties within the SPA would remove the Co-op's objections or concerns about development in the area. Don said providing sewer service to these properties would eliminate the contamination risk from on-site wastewater disposal systems, but that others, such as stormwater runoff, increased impervious surface area (which would reduce groundwater infiltration), and underground storage tanks, would remain.

Elizabeth Walker of the Northeast Rural Water Association said she had worked with Don and other members of the co-op on many occasions and believed that they have one of the best privately owned and maintained water systems in the state. She said her organization and the state Water Supply Division would vigorously support the Co-op against any efforts to force them to abandon the system and hook onto the municipal system.

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Other Co-op members spoke about their desire to retain their system and said economic development should not trump their right to clean, pure water.

The ZA advised that he had spoken with Tim Raymond of the Water Supply Division who confirmed that the division would support the Co-op in retaining its system, but that the division also encouraged small systems to consolidate with larger private or municipal systems when practical. Should the Co-op voluntarily decide to hook onto the municipal water system and abandon their well, the Water Supply Division would not oppose such a move.

Following the departure of Co-op members, the commissioners reviewed the planning grant applicants. On a vote of 4-1, they recommended the Select Board choose LandWorks of Middelbury to conduct this review.

Minutes of the April 18, 2006 meeting were reviewed and accepted as presented. The meeting adjourned at 9:10 PM.

Respectfully submitted,
Mark Leonard, recorder

Minutes approved on: 5/16/06