

Morristown/Morrisville Planning Council

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Meeting Minutes of January 16, 2018

Planning Council Members Present: Linda Greaves, Paul Griswold (Chair), Etienne Hancock, Max Paine, Tom Snipp, Laura Streets, and Mark Struhsacker

Planning Council Members Absent: None

Guests: Morrisville Water & Light Trustee Todd Deuso, Morrisville Water & Light General Manager Craig Myotte, Dan Copp of Utility Partners, Ron Bomer, Tasha Wallis, Seth Jensen, and Allen Van Anda, Jamie Griffith and Warren Coleman representing Lost Nation Brewing

Staff: Planning Director Todd Thomas

Call to Order: The meeting was called to order in the upstairs meeting room of the Town Offices at 43 Portland Street at approximately 7:00 P.M.

Discuss: BOD limits at sewer plant – Mr. Thomas said that the Council requested to have the owner of Lost Nation Brewing, Allen Van Anda, present at its next meeting to discuss BOD. He added that Morrisville Water & Light Trustee (MW&L) Todd Deuso, and MW&L General Manager Craig Myotte were also present to speak to BOD flows at the sewer plant. Mr. Deuso spoke to the current challenges with the sewer plant's flow mismatch, effluent flowing at 50% capacity, but at 80% BOD capacity. He explained that MW&L would not be able to get a permit from the State to increase BOD flow into the Lamoille River. He added that MW&L would need to spend a huge amount of money to purchase advanced technology to reduce BOD outflows. General Manager Craig Myotte said that MW&L is trying to understand where the high BOD material was entering the sewer system. He explained that a sewer line was recently installed directly to Lost Nation for the purposes of direct BOD sampling. Member Streets questioned the cost of this direct sewer line and said she would rather see this money spent to upgrade the sewer plant, given the various high BOD producers in the town. She added she is concerned about the town's ability to grow given the sewer plant approaching BOD capacity. Mr. Myotte said that the new sewer line to Lost Nation came at a cost of approximately \$29,000, and that this was the cost to upgrade the small size of the existing manhole and the corrosive nature of Lost Nation's discharge. Allen Van Anda of Lost Nation Brewing said he installed a holding tank for high capacity BOD at the brewery in October of 2016. He added that this tank of high capacity BOD is trucked to a local compost facility. Although outside the scope of the Planning Council, Mr. Van Anda questioned MW&L's BOD allocations. He said that Lost Nation produces more beer than anyone else in town, yet only is allowed 72 pounds per day of BOD capacity while Rock Art Brewery is allowed approximately 280 pounds per day of BOD capacity. Mr. Myotte said that Rock Art's daily BOD allocation will likely be reduced in the spring when their permit is up for renewal. Mr. Myotte added that general flow into the sewer plant and BOD levels should be roughly proportional and Morrisville's are badly mismatched. He said that MW&L was evaluating charging a surcharge for users that generate a higher BOD flow when compared to a typical sewer plant flow. As per the previous Council meeting, Member Streets discussed a State led effort to locate a digester in the county that would serve high

BOD generators, like the local breweries. Tasha Wallis said she was working on a grant application with various State partners, LEDC, and the US Department of Agriculture to study the feasibility of a local digester. She requested a letter of community support for that grant application. Chair Griswold spoke about a local farm digester in the area that failed. He added that there does not appear to be time for a grant process and feasibility study when the BOD levels at the sewer plant are already so high. Dan Copp of Utility Partners said that a digester helps a sewer plant deal with less sludge, but a digester will not help reduce the high BOD levels at the Morrisville sewer plant. Warren Coleman, counsel for Lost Nation, said that the brewery is doing everything correctly and said that good relations with MW&L was a goal. Jamie Griffith of Lost Nation said that the brewery's doors were always open for MW&L to watch the brewing process. Chair Griswold asked Mr. Van Anda if he has installed the EQ tank recommended by the State, which allows the pH levels of the processed waste to be measured and neutralized prior to a release into the sewer system. Mr. Van Anda said that this tank installation had not happened yet. Mr. Myotte said that, with testing, he hoped to have a better handle on where in the system the high BOD flows were coming from in 3 to 6 months. It was suggested that MW&L checking back-in with the Council would be prudent when these results became available.

Discuss: Vote on revised zoning for short term rental – Mr. Thomas asked the Council to vote on the requested tiered approach for short-term rental regulations developed over the past few months. The Council reviewed the newly proposed use definitions for short-term rentals, as well as the corresponding minimum parking requirements. Minor changes were made to the new Lodging or Rooming Houses definition and its proposed permitted use allowance in the Central Business Zone. Mr. Thomas explained that these larger short-term rentals were being added to the Rural Residential Agricultural Zone for the first time. Mr. Thomas added that the town's new occupancy per bedroom limitation would prohibit bunk rooms from being a part of any short term rental operation. Member Hancock moved to approve the as-revised zoning for short-term rentals as part of the package for the next zoning change. The motion was affirmed by a vote of 7-0.

Discuss: Special requirement exemption in the Commercial Zone – Mr. Thomas explained to the Council that the permitting of the new Green Mountain Support Services Building on James Road revealed that a change was needed in the Commercial Zone's new Special Requirements. Mr. Thomas explained that the directive to put parking to the sides or rear of buildings likely was not an intended consequence for an office building proposed on a dead-end road. Member Hancock agreed that something like this parking requirement should really be directed at primary and not secondary or dead-end roads. Mr. Thomas said that he would propose minor changes to this Special Requirement language for review at the next meeting.

Approve prior meeting minutes – Member Hancock moved to approve the January 2nd meeting minutes. The motion was affirmed by a vote of 4-0-3 with Members Greaves, Snipp, and Struhsacker abstaining.

The meeting adjourned at 8:30 PM.

– submitted by Todd Thomas, Planning Director