

MORRISTOWN PLANNING COMMISSION - MINUTES
DECEMBER 18, 1990

Gloria

BOARD MEMBERS PRESENT: Mac Miller; Gary Smith, Chairman; Norman Nepveu; Jane Greene; Debra Mason arrived at 7:25 P.M.; Adrian West arrived at 8:10 P.M.

BOARD MEMBER ABSENT: Gene Fellows

ZONING ADMINISTRATOR: Gloria Wing

TOWN CIRCUIT PLANNER: Patti Spear

The meeting was called to order at 7:15 P.M. by Chairman Gary Smith, who reviewed the minutes of 11/20/90, advising it was discussed at the previous week's meeting about attaching Gloria's notes. Mac moved to accept the minutes, including Gloria's notes. All in favor to approve the minutes of 11/20/90 with attachment of Gloria's notes.

The next meeting will be held on 01/08/91, with Certificate of Occupancy being discussed; also two (2) pre-applications and one (1) Warned Hearing being held.

7:16 P.M. -- H.A. MANOSH, CORP., represented by Allen Newton for a one-lot sub-division of a deferred lot. Gary administered the sworn oath to all concerned and advised this would be heard under the Town of Morristown's Interim Sub-Division Regulations, ARTICLE II, Section 220. Allen advised this lot consists of 52.5 acres from the former Duhamel property on the westerly side, with a 1650' right-of-way through Leo Monette's property. Maps of the property were presented for review showing 5' contours. Allen advised at some time in the future, there may be another ROW granted to the home site to Dr. John Lundblad.

Norm made the motion to classify this application as a "MINOR" S.D. Jane seconded. Unanimously approved as a "Minor" Sub-Division.

Don Avery advised he believed any concerns he may have can be worked out with John Lundblad; that in the past he had problems with run-off from this property.

7:45 P.M. -- WARNED HEARING/ROBERT GIANNATTASIO was present seeking the Board's approval of a two-lot sub-division near the corner of Stancliff Road and the Randolph Road. This has been classified as a "Minor" S.D. and heard under ARTICLE II, Section 230 of the Sub-Division Regulations. The applicant was advised he was still under oath. The engineers and survey reports were presented; and he has received the State approval for the septic system. The original deed will remain the same, with the exception of Lot #1 will be granted an easement for a mound system.

Debra made the motion to grant final approval of this application. Jane seconded. All in favor.

FACTS OF FINDING: Based on and examined under The Town of Morristown's Zoning By-Laws, Sub-Division Regulations, ARTICLE II, Section 230 this

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application was granted approval by the PC.

8:00 P.M. -- RECESSED HEARING/JOHN MONKS, representing Cherokee Holdings for a 22 Lot Sub-Division, located in Sterling Valley. Mr. Monks was advised he was still under sworn oath.

Jane advised that the PC still has not received the report regarding the wetlands. Monks advised this was indicated in green on the map presented for review, and presented a letter from Lisa Borre, representative of the State, indicating this was a Class III wetlands, with required buffer zones.

Lee Sturtevant, representing the Morrisville Fire Department voiced the MFD's concern for fire protection, and the need for fire ponds in this area, and the need for a minimum of 30,000 gallons of useable water, with the pipes located to access more water.

Monks advised a road will be going through the wetlands in two locations, which is allowed by the State in Class III wetlands; only 1/2 acre will be impacted by this.

Mac, Debra and Norm stated their concerns, agreeing that these were still "wetlands" and still provided a function.

Bill Moulton questioned the effectiveness of fire ponds; that they would not refill in time to be effective. Monks advised they would construct the fire ponds to the MFD's specifications; Lee advised, if this project were to be approved, he would like to work with Monks on the design, etc., of the fire ponds.

Gary advised he wanted to make Gene Fellows letter and findings a part of these minutes, which was presented previously.

Bill Moulton advised there is a culvert that would cause problems.

Mr. Monks advised he wanted it reflected in the records that he had asked Gary and Patti Spear if it would be helpful to bring his engineer, John Stuart to these meetings and was advised 'no'. Adrian advised he feels Bill Moulton is speaking from experience and feels the Board is more comfortable with Bill's recommendations.

Debra asked what the phase-in plan was and was told over a 3 yr. period; that they would be starting with the property located in Stowe. Monks advised he will present plans for the utilities, which are to be located all underground, upon receiving final approval. The covenants have been redone.

Peggy Strusacker presented and Gary read a letter she prepared and gave Mr. Monks a copy, dated 12/17/90 voicing her opposition and concerns to this project being approved.

Gloria advised she and the Selectmen have discussed this project and

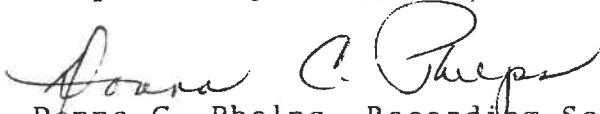
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the impact it would have on the town if approved; also the numerous mound systems involved; that the Local Health Officer has contacted the State Department of Health regarding this.

Debra made a motion to close the hearing and go into deliberative session to act on this. Jane seconded. Unanimously approved.

The hearing was closed at 8:51 P.M.

Respectfully Submitted,



Donna C. Phelps, Recording Secretary
Morristown Planning Commission

/dp

PC 12/18/90	Guests/ Applicants	Print
	Name	Mailing Address
1.	John Lundberg	RD 3 Box 3290, Morrisville VT.
2	Don Avery	" " 2100, "
3	Allen Newton	RD 1, Box 690, "
4	Bob Scarniattaw	RD 2, Box 4977, Morrisville, VT.
5	John Monks	R3 Box 3493 "
6	Lee Sturtevant	RD 2 Box 970 N.V.
7		

