

MORRISVILLE/MORRISTOWN PLANNING COMMISSION
Minutes of December 7, 1993

Meeting was called to order at 7:00 p.m.

Planning Commission Members Present: Debra Mason, Jane Greene, George Robson, Jennifer Willingham, Normand Nepveu, and Adrian West. Others Present: Ken Sweetser, Zoning Administrator and guests on attached lists.

Minutes of November 2 were approved with amendments.

CROSS/COTE: Recessed Hearing of a 2 lot subdivision on Cote Hill Road.

Findings of Fact: Applicant wishes to divide a 69.8 acre parcel into a lot consisting of 2.2 acres. There is on-site water available. There are not any covenants or easements on the property. All the necessary state and local permits have been issued to the applicants.

Decision: The application was reviewed according to Article IV of Morristown's Subdivision Regulations and Final Approval was granted unanimously upon motion by Commissioner Mason.

COPLEY HOSPITAL: Recessed Hearing of a Site Plan Review for Copley Hospital located on Washington Highway. A site walk of the property was conducted at 6:30 p.m. on December 7, 1993.

The applicants submitted a proposed lighting plan for the expansion of the parking lots as well as for the new addition. The applicants also presented a landscaping plan describing the various types of shrubs, trees and flowers that are proposed for the site. The Board expressed concern over the need for additional parking spaces since the Hospital is rapidly expanding. The applicants agreed to re-evaluate the need for parking spaces once the visits increase to approximately 60,000 per year.

Decision: The application was reviewed according to Article V of Morristown's Zoning Bylaw and approved unanimously upon motion by Commissioner Robson contingent on receiving the necessary permits.

MORRISVILLE WATER & LIGHT: Site Plan Review of a 30 X 60 temporary pole garage to Plant #2 located on Pollywog Alley. Bill Pickens represented the applicants.

The proposed addition will be used as a cold storage warehouse for trucks, tools, etc. The traffic is very limited. There are some existing trees but no new landscaping or screening is proposed at this time.

Some concern was mentioned over the possibility of wetlands on the site, however, the site was reviewed by a state representative negating the possible wetlands.

Decision: The application was reviewed according to Article V of Morristown's Zoning Bylaw and approved unanimously upon motion by Commissioner West contingent on receiving the necessary permits.

BRENT TOMLINSON/TOMLINSON'S STORE: Site Plan Review of Tomlinson's Store. Brent Tomlinson represented the applicants. The applicant informed the Board that he removed the white storage trailer from his property and he replaced it with 2 dumpsters to be used solely for the purpose of trash removal from Tomlinson's store.

CROSS: Recessed Hearing of a 2 lot subdivision located on Lower Elmore Mountain Road which was classified as a "Major Subdivision". Harold Cross represented the applicants. Findings of Fact: Applicant wishes to divide a 138 acre parcel into two lots consisting of 60 acres and 77.4 acres. There are existing houses on each parcel. There are covenants and easements on the property. The necessary permits are in place.

Decision: The application was reviewed according to Article IV of Morristown's Subdivision Regulations and Final Approval was granted unanimously upon motion by Commissioner West.

DEMARS PROPERTIES: Recessed hearing of a Site Plan Review for a storage rental building located on Professional Drive (off Rt. 100). Oneal Demars represented the applicant. Findings of Fact: The applicant seeks to construct a 30' X 200' mini-rental storage building containing approximately 60 bays on a 12.7 acre parcel. The current access into the proposed building is a 2-way private gravel road. The traffic will be limited. There are some trees in place but no new landscaping or screening is proposed at this time.

Decision: The application was reviewed according to Article V of Morristown's Zoning Bylaw and Final Approval was granted unanimously upon motion by Commissioner Mason contingent on receiving the necessary permits along with an ACT 250 permit.

STANCLIFF: Recessed Hearing of a 3-lot subdivision located on Stancliff Road which was classified as a "Minor Subdivision". Ronald Stancliff was the applicant. Findings of Fact: The applicant seeks to divide a 60+ acre parcel into 3 lots consisting of 20 acres, 2 acres, and 38 acres. The two larger lots will remain undeveloped at this time. There are not any covenants or easements on the property.

Decision: The application was reviewed according to Article IV of Morristown's Subdivision Regulations and approved unanimously upon motion by Commissioner Mason contingent on any further development will require review from the Planning Commission.

A work session is scheduled for December 14, 1993 at 7:00 p.m.
Meeting was adjourned at 9:20 P.M.

Respectfully submitted,

Jennifer Willingham

