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MORRISVILLE/MORRISTOWN PLANNING COMMISSION

December 3, 1991

Planning Commission Members Present: Gary Smith, Jane Greene, Debra Mason, Norman Nepveu, Bill Bourne. Adrian West arrived 8:10 and was not present for O'Neill or Brown/Sulham hearings.

Others Present: Guest list attached.

Meeting was called to order by Chairman Smith at 7:40 p.m.
Planning Commission welcomes new member, Bill Bourne!
Minutes of November 5 were approved as presented.

Commission discussed whether to conduct Site Plan Review of projects which also require hearing before the Board of Adjustment for Conditional Use or Variance. Can we review some, but not others? What criteria will be used to determine which ones to hear? What about conflicting decisions by the two boards? No decision was reached.

O'NEILL - Site Plan Review of lot line adjustment, Cote Hill Road. Property in question is 80.6 foot corridor which provides access to +/- 51 acre lot owned jointly by William O'Neill and The Nature Conservancy. The corridor is adjacent to Gingras property. O'Neill proposes to deed the corridor (.5 acre) to Gingras. He will provide access to the 51 acre parcel through his own adjoining property.

DECISION: Commission determined that only issue for review on this application is access. O'Neill plans to provide a more practical access to the 51 acres. Site plan was unanimously approved upon motion by Nepveu.

BROWN/SULHAM - Warned Hearing of Final Plat for Major, 4-lot subdivision on Stagecoach Road. Robert McKee represents applicants who have contracted to purchase 40.9 acres from Robert Brown and Mabel Sulham. Lots are all just over 10 acres. Applicants presented final plans showing interior pins for each lot.

Findings: Applicant has met the contingencies of the Preliminary Plat Approval granted 11/5/91 with no significant changes in the Preliminary Plat.

Decision: Approval of Final Plat is granted unanimously upon motion by Mason.

The Commission discussed a letter from Charles Burnham requesting an extension of a permit issued to Larson/Gergley for lot line changes. Applicants are awaiting a state permit. Commission voted unanimously to extend the local permit to February 4, 1992.

NICHOLS - Final Plat review for major (4-lot) subdivision off Sand Ridge Road. Applicant Chris Nichols was accompanied by engineer, Robert Alexander. Applicant presented Final Plat with dimensions of Eric Nichols lot following land exchange; designated site for water supply on Lot 3;

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an amendment to covenants restricting clearing of lots 1 & 2 to 20% total area.

Findings: Applicant has met the contingencies of the Preliminary Plat Approval granted 9/17/91 with no significant changes in the Preliminary Plat.

Decision: West moved Approval of Final Plat. Motion was amended by Nepveu to require the applicant to add the date of the Town's Interim Subdivision Regulations to a reference in the covenants and to submit final copy of the covenants with the Final Plat. Motion unanimously approved.

Meeting adjourned at 8:40 p.m.

Respectfully Submitted,

Debra Mason