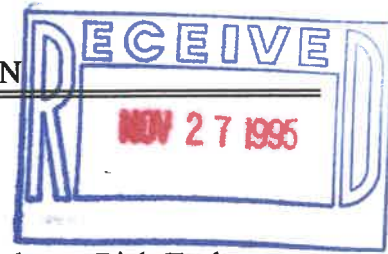


MORRISVILLE/MORRISTOWN PLANNING COMMISSION



Minutes of November 21, 1995

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

Planning Commission Members Present: Debra Mason, Normand Nepveu, George Robson, Rich Furlong, Jane Greene, Sam Guy. Members absent: Bill Bourne. Others Present: see attachment.

Minutes of October 16 & 17 & November 14 were approved.

Mylars for Babcock, Frontera, and Fitzgerald subdivisions were approved for recording.

The Planning Commission's yearly contribution to the Town Report is due by Dec. 15. We will work on this at our next meeting Dec. 5.

Taplin property - Commission discussed property owners' efforts to correct past errors. Determination was made that in this instance, it is O.K. to resubdivide and recreate a nonconforming lot to deal with legal problems. No site plan review will be necessary since the subdivision does not impact any of the review criteria.

Food Venture Center - Zoning administrator reported that LCPC is considering using the quonset hut on RTE 100 South for the new facility. They would ask the Commissioner of Agriculture to designate their proposal an agricultural use which will exempt it from the town's zoning. Barbara Farr has expressed willingness to come and discuss the project informally with the Commission. Ken will invite her to a future meeting.

Warned Hearing convened at 7:30 p.m.

MENARD - Site Plan Review of proposal to convert existing single family dwelling to office space. Structure is located on Park Street in the Mixed Mercantile/Residential zone. Norman Menard, the applicant was represented by Gloria Wing. The proposal was previously reviewed by the Board of Adjustment, and approved with conditions. The Planning Commission unanimously voted to concur with the Board's decision. A separate written decision will be issued.

SALVAS - Warned Hearing regarding 2-lot subdivision off Randolph Road recessed to January 2 at applicant's request.

Warned Hearing Closed at 8:00 p.m.

In other business:

Mr. Perizo appeared to request that the Commission consider use of one of Miller's existing chicken barns for use as stoarge and wood shop for his construction business. The buildings are currently permitted as a Conditional Use for storage only. Commission response was that due to zoning changes since the Conditional Use permit was issued, storage use is grandfathered, but no further uses of the buildings can be allowed.

Bailey House Floral - discussion of enforcement action and written complaint from property owners. Commission determined that the permit has expired and owners must reapply. The Commission will waive their site plan review and concur with Board of Adjustment's decision following review of the application as a Conditional Use. Zoning Administrator is to give the owners 7 days to submit an application to the Board of Adjustment before continuing the enforcement action.