

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of November 15, 1994

ORIGINAL

Meeting was called to order at 7:35 p.m.

Planning Commission Members Present: Debra Mason, Norman Nepveu, Bill Bourne, George Robson, Rich Furlong, Sam Guy. Members absent: Jane Greene. Others Present: Ken Sweetser, zoning administrator and guest list attached.

MERRIAM/MCALLISTER (S & B Pitt Stop) - Applicants failed to appear.

CABRAL - Recessed hearing of major subdivision. Darrow Mansfield represented applicants, Birch Hill Development Corporation. Mansfield presented revised site plans including a reduction in the total number of lots from 9 to 8. Correspondence from the VT Department of Fish & Wildlife, the VT Water Quality Division, and the Army Corps of Engineers was submitted. The preliminary plat was approved with conditions. A notice of decision outlining the commission's findings and conclusions will be issued.

PERRY - Warned hearing of 2-lot subdivision off RTE 15 west. Darrow Mansfield represented Eva Perry who wishes to divide a one-acre commercial lot from her 17.8-acre parcel. The proposal includes a land swap with adjoiner Stewart in order to provide shared 50' right-of-way for Stewart, new lot, and remainder of Perry acreage. New lot will have onsite water and septic system. Members of Cadys Falls Water Cooperative were present to voice concern over the location of the septic system in relation to their wellhead protection area. Applicant has agreed to provide detailed site testing and analysis to more accurately locate the aquifer. Hearing was recessed to January 3, 1995 at 7:45 p.m.

In other business:

* Greg Dicovitsky of Lamoille Housing Partnership appeared to request an opinion from the commission regarding grandfathered multi-family units on Congress Street. The commission determined that as long as the number of units remains the same, internal changes will not affect the buildings' status as a pre-existing non-conforming use.

* Final plat for Campbell subdivision was returned for correction.

* Final plats for Griswold and Newland/Fleisher subdivisions were approved.

* Ken Sweetser was requested to write a memo to the District 5 Environmental Commission explaining that the commission is unable to determine whether the Lamoille Regional Solid Waste Management District's proposal for a lined landfill and recycling facility is in conformance with the town plan until the applicant provides expert testimony regarding the status of the deer yard on the property.

* A work session will be held on December 6 to review proposals from planning consultants in response to growth center grant announcement.

Meeting adjourned at 9:50 p.m.

Respectfully submitted,
Debra Mason