

MORRISTOWN PLANNING COMMISSION MINUTES
NOVEMBER 6, 1990

Gloria

BOARD MEMBERS PRESENT: Chairman Gary Smith; Gene Fellows; Adrian West; Norman Nepveu; Debra Mason; Jane Greene and Mac Miller.

BOARD MEMBERS ABSENT: N/A

ZONING ADMINISTRATOR: Gloria Wing

GUESTS/APPLICANTS: [List attached to original minutes.]

Gary reviewed the minutes of 10/16/90. Debra advised the minutes were not accurate, referring the John Monks Hearing, Page 2, regarding 'wetlands'; that someone would have to listen to the tape, however, she did not have the time to do so herself. It was agreed to table action on the minutes until later.

Gary advised the members of upcoming events and concerns.

7:45 P.M. -- PRE-APPLICATION CONFERENCE: McGEE/WALTON--3 LOT SUB-DIVISION located on the northerly side of the Mud City Loop Road, (TH#30) and consist mostly of second growth woodland. This land will be used for primary or secondary homes. A VT State S.D. Permit #EC-5-1961 has been issued for this project. The total acreage is 20.5, with 12.05 acres not sub-divided. Lot #1 will consist of 2.2 acres; Lot #2 will consist of 2.05 acres and Lot #3 will consist of 4.2 acres, with a total of 650' of road frontage. This project includes covenants and easements which are submitted with this application. Bill advised Lot #3 will have a conventional sewage system; Lots #1 & #2 will share a mound system. There is a 55' retained strip for power lines. Bill advised this is classified as a "Major" Sub-Division; that Lisa Borre examined this property but did not present a written report of her findings.

Debra stated she would want something in writing from Ms. Borre.

Gary advised this project would be heard under ARTICLE II, Section 210 of the Interim S.D. Regulations. Norm stated if classified as a Major, it would also be examined under Sections 300-310, Page 9 to determine if the application was complete and would need letters from the Water Resources reference the wetlands.

8:15 P.M. -- -- PRE-APPLICATION CONFERENCE: McGEE/WALTON--2 LOT SUB-DIVISION located on the westerly side of Cote Hill Road (TH#7); the lot consists of 11.05 acres. The land consists of mixed woodlands and will be used for primary or secondary home; no State S.D. Permit is required. A driveway permit application has been submitted with this application, with 183' of road frontage. Copies of the covenants are submitted with this application. There is definitely no wetlands on this lot.

Debra made a motion to consider this as a "MINOR" Sub-Division. Norm seconded. All in favor.

The board will do a site-walk when they are in the area; a date and

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time will be arranged later.

8:20 P.M. -- AMENDMENT TO SITE-PLAN/ONEAL "Sonny" DEMAR, Brooklyn Heights Condos. This meeting was held in the garage and was not tape-recorded.

Sonny presented his as-built plans, including a proposed building's location. All utilities are under-ground. The changes from the original plans were shown and explained. There will be a total of 30 housing units and will be 22 garage units instead of the original 30.

The intent of having a 12' private driveway was to keep traffic slower. Norm was concerned with emergency equipment's access. The roadway is the same width as the original plans.

Sonny advised there are 8" full, fire wall between each unit.

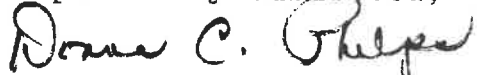
Don Lambert suggested one-way in and one-way out traffic. Sonny would encourage outside traffic. Betty Rochette believes present road is too narrow and is dangerous. Sonny advised there is more paving than the original plans. Don advised he believed the original plans would have been easier to get in and out of.

Sonny advised the last building would not be built until next spring ('91).

Norm made the motion to retire to deliberate. Adrian seconded. All in favor.

8:45 P.M. -- RECESSED HEARING/RICHARD COOPER. The original permit was for seven (7); they have added one lot, making eight lots and they have been renumbered. After discussion, Norm made the motion to classify this as a Minor Sub-Division. Jane seconded. All in favor. Mr. Cooper is scheduled for a Warned Hearing on 12/04/90 at 8:15 P.M.

Respectfully Submitted,



Donna C. Phelps, Recording Secretary
Morristown Planning Commission

/dp