

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

November 5, 1991

Planning Commission Members Present: Gary Smith, Jane Greene, Adrian West, Debra Mason, Norman Nepveu.

Others Present: Zoning Administrator - Gloria Wing and guest list attached.

Meeting was called to order by Chairman Smith at 7:00 p.m.
Minutes of October 15 were approved as presented.

FECTEAU/LEMERE - Ray Lamere was present for Preapplication Conference regarding subdivision of developed lots. Lamere & Peter Fecteau are planning on subdividing 4 acres from 16 acre parcel owned by Fecteau on Rte 15. Both lots are exempt from state regulation, and have received exempt permits from the state. The property was developed as one lot in 1971 before Town zoning. The 4 acre lot has a mobile home with septic system and water on site. The remaining 12 acres has Riverside Garage with septic and water, and a house with onsite septic and water. The land was surveyed in 1971.

Planning Commission discussed requirements for division of lots developed previous to regulation. Concern was expressed that lots be surveyed.

West moved to waive subdivision review requirements for these lots contingent upon receipt of survey of whole property.

Lemere expressed opinion that it is unfair to require a survey.
West withdrew his motion.

After further discussion, Lemere agreed to submit a survey.
Mason moved to waive subdivision review contingent upon receipt of survey of the 16 acres with the 4 acre lot. Carried unanimously.

HART - Final review of Major Subdivision on RTE 100 South. Commissioner West noted that he has removed himself from consideration of this application. Applicant presented state subdivision permits and Act 250 permit. No changes have been made in the Preliminary Plat except the requested lot line alteration requested by the Planning Commission.

Findings: Applicant has met the contingencies of the Preliminary Plat Approval with no significant changes in the Preliminary Plat.

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

TIBBETTS HOUSE ASSOCIATES - Warned Hearing of Preliminary 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 Sumam. Lots are all just over 10 acres. McKee presented soil test results, well information, covenants, Town Road access permits, and deed descriptions for each lot. Covenants allow no further subdivision of the property. All septic systems are on-lot. Lot 1 requires a mound system. The application was accepted as complete upon motion by Mason. Since this

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

or act does not require Act 250 review, a hearing on the Final Plat is scheduled for December 3 at 8:00 p.m.

Findings: The application has met the requirements of Article III, Section 310 and Article II, Section 250 of the Morristown Interim Subdivision Regulations.

Decision: Preliminary Plat is approved unanimously upon motion by West.

SPREDA - Final plat review of 5-lot subdivision off TH_. Applicant presented final plat with state subdivision permits. He has eliminated agricultural easements on lots.

Findings: Applicant has met contingencies of Preliminary Plat approval with no change in plat except elimination of agricultural easements.

Decision: Final Plat is approved unananimously upon motion by West.

LAWAWNCE - Recessed hearing of subdivision off TH92. Roy Marble represented applicant, Carroll Lawrence. Original application was for 5 lots. Applicant requests approval at this time of two 2-acre lots with the remaining 6 acre lot to be deferred for development. Revised site plan and state subdivision permits for the two 2-acre lots were presented. Access permits for the two lots off TH92 were also submitted. Concern was expressed by Commissioner West regarding the access of Lot 3 off RTE 100 should that lot ever be developed.

Adjoining landowner Hemphill asked if this will be reviewed as a Major or Minor subdivision. Chairman Smith responded that when and if additional lots are developed, they will be review as a Major Subdivision. Hemphill also expressed concern over the proximity of the access driveway to his spring.

Findings: Lots 1&2 were found in compliance with Morristown Interim Subdivision Regulations regarding Minor Subdivisions. Development of Lot #3 is deferred at this time.

Decision: Application for division of property into 3 lots with Lot #3 deferred is unanimously approved upon motion by West contingent upon

- 1) any residential development on Lot 3 will be reviewed by the Planning Commission as a Major Subdivision
- 2) a survey of the entire development must be submitted

John Monks appeared to meet with the Commission and members of the Stowe Planning Commission regarding the Cherokee Holdings Subdivision in Sterling Valley. Meeting was cancelled when Stowe representatives failed to show.

Respectfully Submitted,

Debra Mason

*Filed 11/12/91
MINUTES NOT APPROVED*