

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of November 3, 1992

Meeting was convened at 7:30 p.m.

Planning Commission Members Present: Adrian West, Debra Mason, Normand Nepveu, George Robson, Jane Greene, Bill Bourne. Others Present: Gloria Wing, Zoning Administrator, and guest list attached.

Minutes of October 6 were approved with no corrections.

There will be a special meeting on November 17 at 7:30 p.m. with a representative of the Vermont Agency of Transportation in regard to a new weather station at Morrisville/Stowe Airport. The structure has been erected without local review.

Nominations were opened to elect a new Chair for the Planning Commission. Debra Mason was elected Chairperson for a 1 year term.

LAURIE & BONNIE GREY - Warned hearing of Preliminary Plat for Major Subdivision off Randolph Road. Roy Marble represented the applicants.

Findings of Fact: The Grey's wish to divide +/- 65 acres into 5 lots. Four of these lots will be +/- 2 acres, and the fifth will be +/- 55 acres. The property has 102' of frontage on Randolph Road, and lots will be accessed by a 750' internal road. An access permit has been procured, and the road has already been constructed. A State Subdivision Permit has been obtained. Lots will be serviced by onsite drilled wells. Lots 1-4 will be served by two community septic fields located on Lot 5, the +/- 55 acres. The owners have approved covenants, including arrangements for road maintenance. The property is located in the Rural Residential/Agricultural zone.

Decision: The Commission found application to be complete and in conformance with Morristown Subdivision Regulations (Nov 91). Preliminary Plat was approved unanimously upon motion by West.

COOPER - Request for amendment to existing Subdivision Permit for 8-lot subdivision off Fontaine Road. Darrow Mansfield represented Richard Cooper who proposes to adjust the boundary between Lots 7 and 8 in order to accommodate a revised home site on Lot 8. The project roadway has been constructed, and the other 6 lots have been sold. An equal acreage land swap will occur between Lots 7 and 8 so that each will remain at its previously approved size. Greene moved to amend local permit to accommodate the requested changes, contingent upon receipt of Act 250 Amendment. Vote was unanimous in favor of the amendment.

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STUMP - Site Plan Review of 2-lot subdivision on Maple Street. Cancelled by applicant.

LAMOILLE LAND COMPANY - Warned Hearing of Preliminary Plat for Major Subdivision. Carroll Peters represents the applicants.

Findings of Fact: Applicants wish to divide +/- 17 acres into 6 lots of approximately 2 acres each. All lots will be served by individual drilled wells. All lots will have individual septic systems onlot, except Lot 4 which will have a septic easement on Lot 5. Lot 4 will have its access directly off Cochran Road. All others will access an internal private road off Cochran Road. Adjacent property owners have water lines which run from springs on the Greaves Farm down to their homes. These lines are not referenced in deeds, but are recognized by Lamoille Land Company. Adjoining property owner Griswold will be deeded a septic easement on Lot 4 for existing system and replacement area. Covenants will apply to all new lots with road maintenance arrangements. Applicant has not yet filed applications for required Act 250 and state subdivision permits.

Planning Commission members conducted a site walk of the property on October 6, 1992. Concerns were voiced regarding the safety of access onto Cochran Road, and the location of the internal road which crosses a drainage swale and a water line for an adjoining property. Local access permits have been granted. The roadway will be built up approximately 4 feet over the existing ground level which should provide adequate protection for the water line.

Decision: Application was found to be complete and in conformance with Morristown Subdivision Regulations (Nov 91). Preliminary Plat approval was granted unanimously upon motion by Greene. Approval is contingent upon receipt of state permits.

UNION BANK - Site Plan Review for extension of parking lot off Brigham Street. Cancelled at request of applicant.

Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Debra Mason