

MORRISVILLE/MORRISTOWN PLANNING COMMISSION
Minutes of November 2, 1993

Meeting was called to order at 7:30 p.m.

Planning Commission Members Present: Jane Greene, Jennifer Willingham, Normand Nepveu, Debra Mason and Adrian West. Others Present: Ken Sweetser, Zoning Administrator and guests on attached lists.

Minutes of October 5 were approved.

CROSS/COTE: A Warned Hearing of a 2 lot subdivision on Cote Hill Road. The hearing was recessed until December 7, 1993 at 7:00 p.m due to an incomplete application.

STOWE VIEW II: Warned Hearing of a 5 lot subdivision on Randolph Road which was classified as a "Major Subdivision". Darrow Mansfield, of Charles Burnham, Inc. represented the applicants.

Findings of Fact: Applicants seeks to divide a 19.8 acre parcel into 5 lots. Lot sizes range from 2.1 to 6 +/- acres. There are wetlands on the property and the potential building sites for each lot have been noted. The wetlands will have a landscaping buffer. The remaining open land on the other side of the wetlands will continue to be mowed from a local farmer. The existing road into Stowe View I will be extended to each of the lots and be brought up to Town specifications. There are no proposed sidewalks. Each lot will have a conventional septic system. The utilities will continue to be underground as part of the extension from existing Stowe View I development. There is a fire pond located on a lot in Stowe View I which has been very inconsistent in retaining the needed amount of water. There are covenants and easements on the property. Applicant has applied for necessary state permits along with an Act 250 permit.

Several people who purchased lots in Stowe View I were present. These people expressed deep concern over new proposed 5 lot developments, along with their obstruction of the view from their home. There was also concern over the fire pond, existing road and covenants for the lots in Stowe View I. The hearing was recessed to a site walk on November 6 at 10:00 a.m.

BRADLEY/ROLLING MEADOWS ESTATES: Warned Hearing of a 6 lot subdivision on Cochran Road.

Findings of Fact: Applicants seeks to divide 6 lots from a 17 acre parcel. All lot sizes are 2+ acres. Preliminary approval was granted for the proposed development on October 6, 1992.

The preliminary approval was granted to the previous owners. Each lot has an on-site septic system and proposed building sites were relocated due to state subdivision requirements.

There is currently road access into the individual lots.

Applicant has received a state subdivision permit.

Several adjoining property owners were present. A number of the owners expressed concern over the existing road that goes over the water lines to several properties. Mr. Bradley met with the adjoining property owners regarding their concern over the liability of a possible problem due to the fact that the water lines are underneath an existing road. The issue was resolved with the surrounding landowners and Mr. Bradley.

Decision: The application was reviewed according to Article IV of Morristown's subdivision regulations and approved unanimously upon motion by Commissioner West.

COPLEY HOSPITAL, INC.: Warned Hearing of Site Plan Review of addition to Copley Hospital located on Washington Highway. The proposed addition (hospital renovation and expansion) is located on 18 +/- acres. The applicants submitted proposed layout of the expansion. The existing parking lot will be expanded along with expanding the parking lot to the rear of the hospital as well as expanding the employee parking lot across the road from Copley Hospital. The total number of parking spaces is increased from 263 spaces to 336 spaces.

The current access into the hospital will be upgraded. There will be a circular drop-off for patients along with a circular drop-off for the emergency department. The proposed landscaping and lighting plan is incomplete at this time. An Act 250 permit has not been applied for at this time.

Also, the board reviewed the adjoining Farr property where there are two sheds that the Hospital would like to connect into one shed.

The hearing is recessed until December 7, 1993 at 7:15 p.m.

Meeting adjourned at 10:45 p.m.

Respectfully submitted,

Jennifer Willingham