

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of October 18, 1994

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

Planning Commission Members Present: Debra Mason, Norman Nepveu, Bill Bourne, Jane Greene, George Robson. Members absent: Adrian West, Jennifer Willingham. Others Present: Ken Sweetser, zoning administrator and guest list attached.

Minutes of October 4 were approved with no corrections.

ALLEY - Site Plan Review of building additions was waived. The Commission will support Board of Adjustment Findings and Decision.

KOIER - Site Plan Review of office, storage, and light manufacturing in the Creamery Building on Pleasant Street was waived. The Commission will support Board of Adjustment Findings and Decision.

S & B PITT STOP - Site Plan Review for improvements was recessed to November 15.

CABRAL - Recessed hearing of major, 9-lot subdivision. Darrow Mansfield represented applicants, Birch Hill Development Corporation. Mansfield presented proposal for a fire pond on Lot 2 which would serve the entire neighborhood. A letter from the Fire Department accepting this proposal is still pending. Accesses to lots 7 & 8 and lots 1 & 2 have been joined. All lots will retain the required 90 feet of road frontage. Neighbors were present to express concerns regarding the drainage from Lot 1 and driveway construction. Site plans will be amended to add a culvert which will channel stormwater runoff under the drive to the interior of the lot. The hearing was recessed to November 17 at which time the applicant will present a letter from the Fire Department, correspondence from the VT Dept. of Fish & Wildlife addressing the deer yard on Lot 9, and a site plan illustrating all revisions to date.

LANGDELL - Preapplication meeting regarding 2-lot subdivision at corner of RTE 15 and Center Road. Wes Langdell and Gloria Wing presented letter from VT Agency of Transportation approving a curb cut on RTE 15 to access 8 acres of commercial property. Applicant also presented approved septic system plans for the 2-acre lot permitted last fall. Since the applicant already has a permit, there is no further action to subdivide a 2-acre lot from the 8-acre parcel, there is no further action to be taken at this time.

VERMONT DONUT - Site Plan Review of commercial development on RTE 15 west. Darrow Mansfield and Howard Carroll represented the applicants. Application was presented at warned hearings on October 4 and October 18, 1993. Record was closed on October 18. Adrian West recused himself from consideration of this application.

The Morristown Planning Commission has reviewed this application according to Morristown Zoning Bylaw (amended Nov. 15, 1993) Section 500 (Site Plan Review). Under section 500, the commission has jurisdiction over **traffic access and circulation, parking, access to renewable energy resources, and landscaping and screening.**

Findings of Fact:

- 1) Applicants propose to construct approximately 2,000 square foot, one story building on one acre of land. The land is currently part of 19.4-acre parcel owned by Eva Perry. The business will operate 24 hours a day, seven days a week selling donuts and coffee for on-site consumption and take-out.
- 2) The project is located in an area zoned for commercial development. Surrounding land uses are primarily highway commercial. The Cadys Falls Water Cooperative aquifer protection area sits over part of the site. Aquifer protection issues will be addressed by the VT Agency of Natural Resources during their review of water supply and waste water disposal.
- 3) The site is located immediately adjacent to the proposed Morrisville Bypass intersection with RTE 15. Applicants presented traffic counts and estimates of future traffic generation. Projected trip generation for the business was estimated at 632. Applicants feel that many of these trips will come from existing traffic flow.
- 4) Access to the site will be provided by a 50-foot right of way to the west side of the lot. The right-of-way will remain in the ownership of Eva Perry in order to ensure future access to the remainder of her property. Deeded access will also be provided to the Stewart property (Radio Shack) which adjoins it to the west. This will allow closing of an existing curb cut currently used by Stewart.
- 5) The access will be paved. Where it enters RTE 15, it will be 30 feet wide to allow for truck movement and queuing. A left turn lane will be provided. Where it enters the parking area, the access will narrow to 18 feet wide.
- 6) Applicants have been in contact with the VT Agency of Transportation regarding their access plans. No state permit has yet been issued. The access is designed to allow the greatest distance possible from the intersection of the proposed bypass and RTE 15.
- 7) Once it has entered the site, traffic will travel counter clock-wise in a one-way loop. A 20-foot fire lane will be reserved around the circumference of the building. Loading docks and service entrances will be in the rear. Most deliveries will occur during the night or early morning. Traffic circulation will be controlled by landscaping, pavement markings, and signage.
- 8) Construction will require moving an existing 6-strand transmission line owned by Morrisville Water & Light Department. The facility will be served by underground power lines, an onsite drilled well and onsite septic system.
- 9) The project will cause no undue impacts upon municipal services according to letters submitted by Morrisville Water & Light Dept., Morrisville Fire Department, and Morristown School District.
- 10) The project will employ a maximum of 5 employees and seat 31 people. A total of 26 parking spaces are provided with 2 reserved for handicapped access. Employee parking will be at the rear of the building. Spaces are 10' x 20' with a 20' land for maneuvering.
- 11) The proposed building is 16'5" at its tallest, and will sit below road grade. The site is currently completely open. Small shrubs will be planted around the building. Maples will be planted along the access

drive. White pines will provide a wind screen at the rear of the lot. A hedge to the east will block lights from the bypass.

12) Drainage from the parking areas will be collected and discharged to 2 drop inlets located at the west side of the lot.

13) The site is relatively flat. Erosion will be controlled by using accepted construction practices.

14) Lighting will be provided by cutoff shoebox fixtures on poles. Two lights will be located at the access, one at the rear of the lot, and one in the Northeast corner.

Decision

The Commission concludes that, if constructed according to these findings, oral testimony, and written submissions, the project meets the requirements of Morristown Zoning Bylaw. The Commission voted unanimously to approve the site plan contingent upon receipt of state permits with the following conditions:

1) Roof installations will be painted to match roofline in order to ensure minimal visibility.

2) Applicants will provide sidewalks across their property if and when sidewalks are provided on adjoining properties.

This decision incorporates all representations made by the applicant and all documents, plans and other information submitted in the application, as amended previous to the close of the hearing record on October 18, 1994. Permittee is obligated to complete and maintain this project only as submitted to and approved by this commission, including conditions imposed by the commission.

In other business:

* Commissioners reviewed proposed changes to the Cadys Falls intersection and determined that the proposal does not significantly address problems which caused denial of the Hirschak/Griggs subdivision.

* The commission agreed to waive review of an addition to Farrell Electric since the proposal will not affect traffic access & circulation, parking, or landscaping/screening.

Meeting adjourned at 10:30 p.m.

Respectfully submitted,
Debra Mason