

MORRISTOWN PLANNING COMMISSION -- MINUTES
OCTOBER 16, 1990

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

MEMBERS ABSENT: N/A

ZONING ADMINISTRATOR: Gloria Wing

CIRCUIT TOWN PLANNER: Patti Spear

GUESTS/APPLICANTS: [See Attached]

The meeting was called to order at 7:35 P.M. by Chairman Gary Smith, who reviewed the minutes of 10/02/90 for amendments-- corrections. Adrian moved to accept the minutes as presented. Jane seconded. All in favor.

Gary advised the Board the meeting of 10/23/90 would be a 'work session' at 7:30 P.M.

7:45 P.M. -- **WARNED HEARING--FITZGERALD/SARGENT/2 Lot Sub-division, located on the Fitzgerald Road.** Gary administered the sworn oath to all involved parties. Gary advised this application would be heard under the Town of Morristown's Interim Sub-Division Regulations, Article II, Section 230. Dick Sargent presented the prospective plans to the Board, advising the divided property would consist of two (2) lots; one (1) being 14.3 acres and the other lot would be 13.1 acres, with the back lot being served by a 50' right-of-way. Robert & Nancy Reed looked at the plans advising they were interested in where the boundary lines were and advised there were no further questions.

Adrian moved to grant approval of this appreciation. Mac seconded. All in favor.

FACTS OF FINDING: Based on and examined under the Town of Morristown's Interim Sub-Division Regulations, Article II, Section 230, the Board granted approval of the 2-lot sub-division as per plans presented.

8:00 P.M. -- **WARNED HEARING/MARGE NORTON--2 LOT SUB-DIVISION,** to be examined under and heard under the Town of Morristown's Interim Sub-Division Regulations, Article II, Section 230, located on the Children's Village Road. Gary reminded Ms. Norton she was still under oath. Ms. Norton presented her map with the requested contours indicated. Adjacent property owners were present and reviewed her plans. It was agreed that the map presented and plans met all the criteria required.

Adrian moved to grant approval of the two-lot sub-division.

MORRISTOWN PLANNING COMMISSION -- MINUTES
OCTOBER 16, 1990

Jane seconded. Jane inquired if Lot #2 would be sub-divided in the future. Ms. Norton advised she was not sure at this time.

Gary called the question. Unanimously in favor. So approved.

FACTS OF FINDING: Based on and examined under the Town of Morristown's Interim Sub-Division Regulations, Article II, Section 230, the Board granted approval of the 2-lot sub-division as per plans presented.

Mac made the motion that in the future all hearings be scheduled for 7:30 P.M. Adrian seconded. After discussion, Mac rescinded his original motion and made the motion that one-half of the applicants/hearings be scheduled for 7:45 P.M., the remaining half be scheduled for 8:15 P.M. Adrian seconded. Motion carried.

8:15 P.M. -- AMENDMENT TO 7 LOT SUB-DIVISION/RICHARD COOPER, ASSISTED BY AND REPRESENTED BY HOWARD CARROLL, for property located on Fontaine Road. The original plans approved by the board were presented and advised that an ACT 250 Permit was obtained for the original plans. That the roadway grade is 6% at the steepest part; that the changes include re-numbering of the lots and a new lot, LOT#6, has been created, increasing the total lots to eight (8); that all acreage is equal or greater than 10 acres per lot in size; that some roads, features have been changed with the changes indicated. Mr. Cooper advised that all but 300 to 400' feet of the roadway has been completed, with the remainder to be completed next year.

Mr. Carroll advised there are no wetlands on this property, but there is a beaver pond below the property which infringes on the State required buffer zone; that Gloria has a copy of the revised covenants, which indicates no wetlands and that this property was treated as a "MINOR" Sub-Division by ACT 250.

Mr. Carroll and Mr. Cooper advised there would be mound systems to serve all lots. Gloria asked about the viability of these due to the high water table. Mr. Carroll advised this has not been a problem.

Gene advised he was very familiar with this property and area and could not believe they would put in mound systems. Mr. Carroll advised that they have permits for six (6) lots and could be sold tomorrow; they are only asking for approval of Lot #6.

Debra made a motion to recess this hearing until 11/06/90 @ 8:30 P.M. Norm seconded. All in favor. This was due to the Board needing more information prior to making a decision.

MORRISTOWN PLANNING COMMISSION -- MINUTES
OCTOBER 16, 1990

8:45 P.M. -- PRELIMINARY HEARING CONFERENCE/JOHN MONKS -- 22
LOT SUB-DIVISION, LOCATED IN STERLING AREA, Maple Run Lane on
Town Highway #64 in Morristown, VT.

Gary administered the sworn oath to Mr. Monks and Lee
Sturtevant of the Morrisville Fire Department.

It was advised that fees had been paid for 20 lots, with a
balance being due for remaining lots.

Gary advised this application would be heard under:

- 1) ARTICLE II, Section 250 (Review & Approval of
Preliminary Plat) RE: Major Sub-Divisions;
- 2) ARTICLE III, Section 310 (Preliminary Plat for
Major Sub-Divisions (Submission Requirements));
- 3) ARTICLE IV, Section 410, General Requirements &
Design Standards (Planning Standards).

Debra made the motion to accept this application as being
complete. Norm seconded. Unanimously approved.

Bill Moulton advised a bridge would have to be installed to
handle the increased run-off during heavy storms, as the
culvert is at its max.

Jeannette Lepine's letter to the board out-lining her
concerns and opposition to this proposed project.

After a lengthy discussion, part of which Lee Sturtevant, on
behalf of the Fire Department, requested a fire pond with a
dry hydrant be installed for fire protection, as part of the
conditions of this project. Norman made the motion to recess
this hearing to 10/23/90 @ 8:00 P.M., when the PC are
scheduled for a work session. Adrian seconded. So carried.

Jane made the motion to adjourn this meeting at 10:00 P.M.
Adrian seconded. All in favor.

Respectfully Submitted,


Donna C. Phelps, Recording Secretary
Morristown Planning Commission

/dp

Print

Pc. 10-16-90.

Guests / Applicants.

Name

Mailing Address

1

John Wulfsberg

M.V.

2

MARGE NORTON

RR2 Bx6790 Morrisville

3

Robert & Mary Reed

RD3 Bx1178 Morrisville

4

Dennis Barrett

P.O. Box 683 Stowe Morrisville

5

Lisa Barrett

P.O. Box 683 Stowe Morrisville

6

Chris & Jan Mank

RR2 Bx6385 Morrisville

7

Andrew & Alice Goeltz

RR2 Bx6329 Morrisville

8

HOWARD K. GARROLL

CHARLES BURNHAM, INC.
PO Box 1149 STOWE VT 05672

9

Richard Cooper

PO Box 336 Stowe VT 05672

10

Lee Shuler

20 SUMMIT ST

11

John Monks

R3 #3493 Morrisville

12

Peggy Smihser

RR#3 B4290 Morrisville

13

Richard Anderson

Stowe Repairs

14

Bill Kelk

P.O. Box 1347, Stowe -

15

16

17

18

19

20

21

22

23

24

25