

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of October 6, 1992

LAMOILLE LAND COMPANY - Site walk of Major Subdivision off Cochran Road. Proposal is for +/- 17 acres to be divided into 6 lots. Planning Commission Members Jane Greene, George Robson, and Debra Mason met with Carroll Peters at the site. Character of the land is open and rolling. Proposed road will cross a swale which bisects the property. Commission members expressed concern regarding the safety of access to Cochran Road and the positioning of wells in relation to onsite septic systems.

Regular meeting was convened at 7:45 p.m. at the Public Safety Building. Debra Mason agreed to serve as Chairperson for the evening. Planning Commission Members Present: Debra Mason, Normand Nepveu, George Robson, Jane Greene, Bill Bourne. Others Present: Gloria Wing, Zoning Administrator, and guest list attached.

Minutes of September were approved with one correction. Wallace Reeves, and not Wayne Camley, represented the Fire Department at the Sugar House Ridge hearing. Minutes of September 8 were approved with no amendments.

PATNOE - Warned hearing for Minor Subdivision at corner of Mud City Loop (TH30) and Cole Hill Road (TH37). Alan Newton represented Margaret Patnoe.

Findings of Fact: Margaret Patnoe wishes to divide 37 acres into 3 lots and adjust existing lot lines. No new development is planned for any of the lots. Lot 1 (24 acres) consists of land to be conveyed to an adjacent owner, and is deferred from development. Lot 2 acres and an existing barn on the north side of TH 30 will be sold along with Lot 2 acres and existing farmhouse on the south side of TH 30. Finally, Lot 3 will be created to provide 7 acres for an existing residence. State permits, exemptions, and deferrals have been applied for. Applicant agreed to adjust lot lines in order to create lots with at least 2 acres.

Decision: Permit granted unanimously upon motion by Nepveu, contingent upon receipt of final plat with all lots meeting minimum requirement of 2 acres and receipt of State permits, deferrals, and exemptions.

WEAVER - Request for amendment to existing Subdivision Permit for 2-lot subdivision at corner of Stagecoach and Gallup Roads. Darrow Mansfield represented applicants, Philip E. and W. Michael Weaver who propose to adjust lot lines to make the two lots more equal in acreage. Previous lot sizes were 10.27 acres and 5.03 acres. Proposed lot sizes are 6.07 and 9.23 acres respectively. This change will trigger State Subdivision Review of Lot 1 which is now under 10 acres. Robson moved change of Permit #90-173 to accommodate new lot lines contingent upon applicant's receipt of State Subdivision Permit. Amendment was unanimously approved.

TOMLINSON - Site Plan Review of lot line changes to properties on Stagecoach Road. Bruce Tomlinson wishes to convey .345 acres to an adjoining property owner. No development is proposed, and no new road access will be created or required. Planning Commission voted unanimously to approve the application upon motion by Nepveu.

Meeting adjourned at 9:00 p.m.

Respectfully submitted,
Debra Mason