

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of October 4, 1994

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

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

Minutes of September 20 were approved with corrections.

TEWHILL - Warned hearing of 2-lot subdivision recessed to November 1 upon applicant's request.

LAMOILLE REGIONAL SOLID WASTE MANAGEMENT DISTRICT/MANOSH - Warned hearing of 2-lot subdivision recessed to November 1 to await written submissions.

LANPHEAR - Warned hearing of minor, 2-lot subdivision. Allen Newton represented Joseph & Marcella Lanphear, the applicants.

Findings of Fact:

1. Joseph & Marcella Lanphear wish to subdivide a 2-acre lot from their 103.7-acre property on Fitzgerald Road.
2. The lot is currently developed with an existing residence owned by Dwayne and Karen Lanphear.
3. The lot accesses directly on Fitzgerald Road, and has the required frontage.
4. Applicants have applied for a state subdivision permit.
5. There will be no further development of the lot.
6. There are no covenants or easements involved.

Decision:

The proposal meets the requirements of Morristown's Subdivision Regulations (Nov 1993) and is approved unanimously upon motion by West, contingent upon receipt of state subdivision permit and plans showing septic system and water supply locations.

VERMONT DONUT - Site Plan Review of commercial development on RTE 15 west. Darrow Mansfield and Howard Carroll represented applicants who propose to construct approximately 2,000 square foot, one story building on one acre of land. The business will sell donuts and coffee for on-site consumption and take-out. Applicants presented information on traffic access and circulation, parking, landscaping and screening. Hearing was recessed to October 18 for additional information about traffic generation, state subdivision permit, and water supply. Adrian West recused himself from consideration of this application.

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Commissioner West was absent for the remainder of the evening.

PERRY - Pre-application meeting regarding 2-lot subdivision off RTE 15 west. Darrow Mansfield represented Eva Perry who wishes to divide 1 acre lot from an 19.4 acre parcel. The proposal also involves a lot-line adjustment to create a permanent right-of-way of the remainder of the land. There is a power line easement across the property. The aquifer protection area for Cadys Falls community water supply also crosses the property. The application was classified a minor subdivision and will be heard according to Article IV of Morristown Subdivision Regulations (Nov 1993) at a warned hearing on November 1, 1994.

MANOSH/GRAND UNION - Gary Nolan and Steven Reid represented applicants proposing to subdivide 8.32 acres from +/- 43-acre parcel off RTE 100 north. Applicants requested waiver of subdivision review due to the extensive review the project has received under site plan and conditional use review.

Findings:

- 1) The majority of the 8.32-acre lot consists of a pre-existing parcel which became merged with surrounding properties when the land came under undivided ownership of Manosh. The remainder consists of two small lots with existing homes slated for removal.
- 2) Review of this proposal as a subdivision is unnecessary since the project has received extensive review by both planning commission and board of adjustment.
- 3) Waiver of subdivision review in this matter will not have the effect of nullifying the intent and purpose of any effective municipal plan, zoning regulations, or these subdivision regulations.

Decision:

Review of this application according to Article IV of Morristown Subdivision Regulations is waived in accordance with Section 150 of the regulations. A review of leasing arrangements between Manosh and the Grand Union company will be conducted by the planning commission on November 1.

LAWRENCE - Major subdivision off RTE 100 south. Final plat was approved with no amendments.

In other business:

- * Dan Desmond from the Crimson King Motel on RTE 100 south appeared requesting information about expansion possibilities for his 6-unit motel.
 - * The commission agreed to waive review of enclosure of greenhouse space at the Country Home Center.
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Meeting adjourned at 10:50 p.m.

Respectfully submitted,
Debra Mason