

## Morrisville/Morristown Planning Commission

Minutes of October 1, 1991

Planning Commission Members Present: Chairman Gary Smith, Jane Greene, Norman Nepveu, Adrian West, Gene Fellows. Debra Mason arrived 8:00 p.m.

Zoning Administrator: Gloria Wing  
Road Commissioner: Bill Moulton

Others Present: See attached list.

Meeting was called to order at 7:40 by Chairman Smith. Minutes of September 17 were approved on motion by Nepveu.

Adrian West excused himself from both of this evening's hearings due to potential conflicts of interest.

**DODGEN** - Recessed hearing on 5-lot subdivision RTE 100 South. Brad Hart represents Edith Dodgen. Hart submitted a copy of the easement for roadway granted from adjoining landowner Norton and covenants as requested by the Commission. He has staked out the turn-around also per request of the Commission. Bill Moulton has walked the property and approved of a culvert and drainage swale to address his concerns regarding drainage of roadway onto lower lots. Moulton also requested that no winter parking be allowed on the turn-around; Hart agreed to put this restriction in the covenants.

A lengthy discussion was held regarding the placement of a lot line between Lots 1 & 2 which would affect the 90 foot required road frontage for Lot 2. Commissioner Nepveu objected to waiving the 90 foot frontage requirement. Commissioner Mason pointed out that waivers have been granted frequently in the past. Commissioner Fellows suggested curving the road slightly to create more frontage and a more navigable turn. Discussion ended when Hart agreed to move the lot line ensuring the 90 foot required frontage on Lot 2.

**Findings of Fact:** This Preliminary Plat was reviewed as a Major Subdivision under Article IV of Morristown's Interim Subdivision Regulations and found in conformance with the conditions specified below.

**DECISION:** Approval of Preliminary Plat was unanimous upon motion by Nepveu contingent upon

- 1) receipt of state subdivision permits;
- 2) adjustment of lot lines to create 90 foot road frontage on all lots; and
- 3) amendment of covenants to prohibit winter parking on turn-around.

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LEFEVRE - Preapplication meeting for 5-lot subdivision on Stagecoach Road. Total acreage is 11; lots will be 2+ acres with individual subsurface septic systems. Applicant has received State subdivision permit for individual single-family homes on lots 1, 2, and 3; an existing dairy and livestock barn on lot 4; and an existing single-family residence on lot 5.

Water supply for Lots 1, 2, & 3 is on Lot 2. Purchasers of Lots 1 and 3 will receive deeded water rights. Prior to the occupancy of the first of these lots, the well must be pump tested by a VT registered engineer. Water for Lots 4 & 5 is located on lot 5. Purchaser of lot 4 will receive deeded water rights.

While all lots have frontage on Stagecoach Road, they will be accessed by a 500 foot internal road. This is due to the slope of the property.

This development was designated a Major Subdivision upon motion by Nepveu, and will be reviewed according to Article II, Section 250 of Morristown's Interim Subdivision Regulations. The Applicant was advised to bring all submissions required by Article III, Section 310 of the Subdivision Regulations to the Warned Hearing scheduled for Tuesday, October 15 at 7:45 p.m. A site walk will be conducted on October 15 at 5 p.m.

After a brief discussion of procedure for tackling revision of the Town Plan, the meeting adjourned at 9:00 p.m.

Respectfully submitted,

Debra Mason

*Minutes not  
typed - meeting  
held at school  
9/20*