

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of September 20, 1994

Meeting was called to order at 7:00 p.m.

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

PROPOSED AMENDMENTS TO MORRISTOWN & MORRISVILLE ZONING

BYLAWS - The Commission received comments on proposed amendments as follows: The amendments do not increase the amount of commercial land enough. Price of existing commercial space is too high for small business owners.

There was a request to allow bulk storage of fuel in industrial districts.

Definition for "bulk storage of fuel needs to be clarified and differentiated from gas station.

Need to reconsider Section 415.4 which is intended to provide a buffer between driveways and property lines. Proposal may be too restrictive.

Other zoning concerns which do not pertain to proposed amendments:

Marcia Shaffer requested that the commission consider rezoning of all properties on south side of Washington Highway to the cemetery as Special Use.

Roberta Goddard expressed concern about potential uses of "quonset hut" on RTE 100 south. The conditional use permit on the building has expired and cannot be renewed for commercial use under current regulations.

Hearing on zoning amendments was closed at 7:55 p.m.

CABRAL - Warned hearing of major, 9-lot subdivision. Darrow Mansfield presented details of application to divide a +/- 257-acre tract off Randolph Road into 8 lots ranging in size from 2.8 to 24 acres with 192.5 acres retained for future development. A site walk on Saturday, September 17 was attended by commissioners Greene and Mason, Darrow Mansfield, and the zoning administrator. Hearing was recessed to October 18 to enable applicant to provide more information including response to fire department request for fire pond, drainage, adjoining property ownership, deeryard on deferred lot, and corporate ownership of the property. Applicant was also requested to add covenant language to advise owners of airport zone and to provide a site plan showing the entire property.

CAMPBELL - Allen Newton represented landowners who wish to adjust lot lines to create lots in conformance with current zoning. No new lots will be created, and no additional development is proposed. The proposal was ruled a lot line adjustment requiring no subdivision permit.

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LANPHEAR - Allen Newton represented Joseph & Marcella Lanphear who wish to subdivide a 2-acre lot from their 103.7-acre property on Fitzgerald Road. The lot is currently developed with an existing residence owned by Dwayne and Karen Lanphear. Applicants have applied for a state subdivision permit. Classification of the subdivision was deferred pending deed research. The proposal was deemed to be in conformance with the town plan. A warned hearing is scheduled for October 4, 1994.

In other business:

* Minutes of September 7 were approved as presented.

* The commission agreed that development of the ^{angle 11} ~~Lanphear~~ parcel at the corner of RTE 15 and Center Road would require a complete subdivision application.

* The commission discussed membership and absenteeism and agreed to recommend that Jennifer Willingham be replaced by Sam Guy. The commission expressed gratitude for Jennifer's service, and will offer her the first opportunity to rejoin the board once she is ready to do so.

* The commission will meet on Tuesday, September 27 at 7:30 p.m. to consider the public comments and finalize proposed amendments to town and village zoning bylaws. Kevin Behm from Lamoille County Planning Commission will be present to work with commissioners on defining district boundaries to update the zoning map.

Meeting adjourned at 9:45 p.m.

Respectfully submitted,
Debra Mason