

MORRISTOWN PLANNING COMMISSION -- MINUTES  
SEPTEMBER 18, 1990

*Gloria*

**MEMBERS PRESENT:** Alfred Hurley, Chairman; Gary Smith; Debra Mason; Adrian West; Jane Greene; Norman Nepveu & Mac Miller.

**ZONING ADMINISTRATOR:** Gloria Wing

**GUESTS/APPLICANTS:** [List Attached].

The meeting was called to order by Chairman Al Hurley at 7:30 P.M. who reviewed the minutes of 09/04/90 for amendments/corrections. Adrian moved to accept the minutes as presented. Norman seconded. All in favor.

**7:31 P.M. -- RECESSED HEARING FROM 09/04/90/CONCORD MANUFACTURING--BRAD HART.** Al advised there was a Site-Walk conducted on 09/08/90 @ 09:00 A.M., of the property in question located on Fairwood Parkway-West; at that time the members concluded there would not be a significant amount of drainage resulting from the proposed project. Al inquired of any comments/questions from Mr. Hart and Reina Farrar. Both advised they had no comments. Adrian moved to grant site-plan approval. Jane seconded. Unanimously approved.

**FACTS OF FINDING:** This application was heard and examined under the Village of Morrisville's Zoning By-Laws, ARTICLE IV, SECTION 502, 1-2-3. It was determined there would not be a significant increase in drainage caused by the above proposed project and therefore granted approval of same, based on the plans presented by Mr. Hart.

**7:45 P.M. -- WARNED HEARING/JOHN MONKS, 22-Lot Sub-Division in Sterling, to be classified as a "MAJOR S.D."** Al administered the sworn oath to Monks. Al advised this would be reviewed under Morristown's Interim Sub-division Regulations, ARTICLE II, SECTION 240.1 & 240.2, procedures for Major S.D.'s and SECTION 250, RE: Review & Approval of Preliminary Plat, P.9, Section 310.

Mr. Monks advised part of his project is in Stowe, VT; that these plans are for 81.45 acres in Morristown, for 22 lots, with a total of 46.4 acres being developed and the remaining 35 acres would be in common land. Mr. Monks presented informational packets to the board members, which included covenants and advised the roadsides would be ditched for drainage. There will be some sewage easements and also some sewage will be located in the Town of Stowe. Al inquired if Stowe of notified of this Hearing and Monks advised "yes".

Adrian inquired if all the culverts have 'headwalls' and Monks advised yes. Also, that Bill Moulton has reviewed the plans for this proposed project.

Monks advised plans do not have the road widths, but he has been advised there are 50' right-of-ways and the project

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roads will be private roads.

Bill Moulton advised allowing this project, will have the greatest impact on the town of any projects to date, as the roads will have to be rebuilt; bridge replaced. With 20+ houses, school buses would be necessary on the roads, which at this time are not safe for buses; that if allowed, without the financial support of the developer(s), it will cost the town taxpayers a tremendous amount of money; this should be taken under consideration prior to granting approval.

Monks advised the roads would be 24' wide, with 2' shoulders on either side and would be built to Town Specs, but will be private roads.

There will be individual water supplies; private sewage systems, with some having easements; that he contacted the Water & Light Dept. and was advised to wait until he could provide more complete information regarding the project. The location of the buildings are indicated on the maps, as well as the bridge and culvert info.

Al advised the vicinity map is missing pertinent information.

Bill advised the present culvert would carry fire equipment.

Al administered the sworn oath to Peggy Struhsacker, who voiced her concerns about the bear and deer habitat and there is a considerable amount of wetlands involved in this project; also, she was concerned that his sewage systems were mainly mound systems, which Monk agreed were the case. Peggy also advised that speaking from Stowe's experience after this summer's two heavy rain storms, where there was a tremendous run-off caused by developed property in the high elevations, causing flooding and wash-outs down below; this should be considered also in the Board's decision.

Jane asked "who are Cherokee Holdings?" Monks advised it was a group of investors, but by names, he could not name them all.

Al stated the application was not complete and he also felt there was a need for a Site-Walk; therefore, a Site-Walk was scheduled for Saturday, 09/22/90 @ 09:00 A.M. in which members would meet at the Public Safety Building, and then meet Monks at the covered bridge at 09:15 hours.

Mac asked Monks if the investors would be willing to front money for road improvements, etc.

This application was not accepted at this time.

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8:20 P.M. -- PRE-APPLICATION CONFERENCE HEARING/PHILIP & WILLIAM WEAVER, GALLUP ROAD & STAGECOACH ROAD, 2-LOT S.D., represented by Howard Carroll of Charles Burnham, Inc. of Stowe, VT. Al administered the sworn oath to Mr. Carroll.

Mr. Carroll advised the Weaver brothers own jointly approximately 15 +/- acres and are now seeking to subdivide this parcel of property into two lots; Lot #1 (retained), being 10+ acres and Lot #2, being 5+ acres; that they plan to construct residences for themselves on these two parcels.

Mr. Carroll advised there is a deed restriction from previous owner(s) of a 50' "no cut" buffer zone. There will be individual drilled wells on each site, with each having separate septic mound systems. The engineering is by John Stuart.

Norm wanted the map to include all contours. Mr. Carroll advised this would be provided when they came in for their Warned Hearing, scheduled for 10/02/90 @ 7:45 P.M. Mr. Carroll advised the roads will be 16' wide, approved for a two-lot S.D.

Adrian moved to classify this application as a "MINOR" Sub-Division. Gary seconded. So carried.

Debra suggested a Site-Walk be conducted and it was scheduled for Saturday, 09/22/90 @ 8:30 A.M.

8:30 P.M. -- PRE-APPLICATION CONFERENCE HEARING/ROBERT PROVOST, dba/LANDPRO, INC. came before the Board to discuss his proposed plans for "cluster" housing of a 36 unit mobile home park, to be located on Fitzgerald Road on 72.4 acres.

Provost advised his proposed plans would meet all the required set-backs, with one (1) unit per two (2) acres and all the frontage requirements. This meets the density requirements, but not the dimensional requirements and therefore requires a "PRD". Provost advised the State classifies "leased land", with over two lots developed as a mobile home park, therefore, he believes his plans would be allowed, as lot owners would be financing and leasing for a period up to 30 years; that the dwelling would be classified as being affixed to the land, being on a cement slab. Mr. Provost requested the PC to consider "Cluster Housing".

Adrian advised it would be inappropriate to consider PRD's until the rules are in place and it would be totally inappropriate for Mr. Provost to attend the board's work sessions regarding the above.

Mac advised his feelings at this time would be to deny Mr. Provost's plans. Debra stated the Board can not consider this as they have not for other developers. Gary agreed with

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Debra, as did Jane. Norm advised he did not want to be pushed to make a decision at this time. Al advised it would be inappropriate to consider PRD'S at this time.

Mr. Provost advised there is currently a pending court appeal regarding the Board's denial.

The meeting was adjourned at 9:10 P.M.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Donna C. Phelps".

Donna C. Phelps, Recording Secretary  
Morristown Planning Commission

/dp