

Minutes of September 17, 1991

Planning Commission Members Present: Gene Fellows, Debra Mason, Norman Nepveu, Adrian West, Gary Smith, and Jane Greene.

Also present: Gloria Wing, Zoning Administrator, and guest list attached.

Meeting was convened at 7:35 p.m. by Chairman Smith. Minutes of September 3 were approved as presented. Debra and Gloria agreed to work together to apply for funds to do the Town Plan and Maps.

WEAVER - Howard Carroll represented Philip & William Weaver for Final Approval of 2 Lot subdivision on corner of Stagecoach and Gallup Roads. Septic system monitoring is complete with no change in lot arrangement. Carroll noted a slight change in the acreage computations resulting from adjustment of the survey line along the stream.

DECISION: The application received prior approval contingent upon completion of the monitoring. Final approval granted unanimously upon motion by Nepveu.

Karen Seidel and David Bailey appeared to discuss the drainage problems on the west side of RTE 100 North. They are concerned that additional paving and construction approved for Zachary's Pizza will aggravate the existing situation. Since the paving of Aubuchon's new lot, water comes off the back of Zachary's lot and washes out the driveway between the Seidel building and Bailey's Florist.

According to Bill Moulton the water is coming both from Aubuchon's and from the lot in front of the Charlemont. He suggests a swale along Zachary's property line or a pipe from the back of the lot to divert water into a culvert and across the road. Bill will discuss the situation with the Board of Adjustment.

DODGEN - Warned Hearing for 5 Lot subdivision on RET 100 South. Brad Hart represents Edith Dodgen. Total acreage is 11.7 with lots +/- 2 acres. Adjoining landowner Norton has a 100 foot easement for a replacement septic system which extends into Lots 5 and 1.

Norton also owns the right of way for a 650+ foot road which will access the lots. Road grade is just under 10% and will be paved. Bill Moulton raised questions regarding the runoff from the road to the lowest point of land in the rear of Lot 3.

Lots will be served by individual wells and conventional septic systems, all on the lots they are to serve. Applicant has not applied for state subdivision permits yet. Adjoiner Helene Graham appeared to express concern for the

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

protection of her well, and the safety of access onto RTE 100.

Upon motion by Nepveu, hearing was recessed to October 1 at 7:45 p.m. The following were requested from the Applicant:

- 1) Address ditching, drainage for paved road
 - 2) Provide copy of road easement from landowner Norton
 - 3) Provide copies of covenants
 - 4) Stake out road terminus on ground for site walk by Moulton and Commission members
-

NICHOLS - Recessed Hearing for Major Subdivision - 4 lots off Sand Ridge Road. Applicant Chris Nichols was accompanied by engineer, Robert Alexander. Materials previously requested by the Commission were presented. Application was accepted as complete upon motion by Mason. Waivers were granted to allow for internal road over 1200 feet, and to exempt applicant from supplying landscaping plan. Nichols agreed to restrict clearing of Lots to control erosion.

DECISION: The application was found to be in conformance with Morristown's Interim Subdivision Regulations. Preliminary Plat was given unanimous approval upon motion by West, contingent upon

- 1) receipt of dimensions for Eric Nichols' lot following land swap;
- 2) designation of well site for Lot 3; and
- 3) addition to covenants restricting clearing on Lots 1 & 2 to 20% total area.

Meeting adjourned at 9:35 p.m.

Respectfully submitted,

Debra Mason

*Filed 9/23/91
Minutes not approved*