

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of September 8, 1992

Sugar House Ridge - Site Walk of Planned Residential Development off RTE 100 South. Planning Commission Members Present: Gary Smith, Debra Mason, Normand Nepveu, George Robson, Jane Greene, Bill Bourne. Applicant failed to appear. Planning Commission voted unanimously to remove the application from consideration at this time. A new hearing will be warned upon receipt by the Zoning Administrator of a complete application including all required plat information, and all fees (Morristown Subdivision Regulations 1991, Section 250.5a & 250.5b).

Howard Manosh Corporation - Site Plan Review of 52-lot subdivision off Cottage Street and RTE 100 South. Planning Commission members listed above met with Roy Marble representing Howard Manosh at the development site where roads and utility lines are currently being installed. Cottage Street residents Beverly Ryder and Mary Dick also attended the site walk.

Hearing convened at the Public Safety Building at 7:30 p.m. In attendance were Planning Commissioners Smith, Nepveu, Robson, Bourne, Greene, Mason, and Adrian West. Also in attendance were Paul Annetts, Susan Staron, and Scott Wildman. Roy Marble represented Howard Manosh Corporation.

The project consists of an 86 acre parcel of which 42 acres will be divided into 52 lots ranging in size from 20,000 sq. ft. to approximately 1.5 acres. The remaining 44 acres is to remain undeveloped at this time.

The development will have one access from RTE 100 and two off Cottage Street. There will be no access to Best Street. A 50 foot right of way is reserved to access the undeveloped 44 acre parcel. All streets will be paved with curbs and sidewalks on one side only. Street lights will be installed.

The Act 250 permit for this project requires a landscaping plan including a double row of softwoods 5-8ft. diameter along the northern boundary of the development and along the Cottage Street perimeter. Hardwoods are to be planted along internal streets. A common wooded area of 2 acres is to be maintained by the landowners association.

All lots will be served by Village water, sewer, and power. No more than 10 lots may be sold per year, and lots may not be offered for sale until utility lines are in and permits in place for individual connections. Construction of the project will be phased with development of the lots off Cottage Street first, moving gradually out toward RTE 100.

Cottage Street residents expressed anger that they were not notified before Manosh's bulldozers moved in. Their driveways were blocked and traffic was completely shut off for 2 hours.

All state and local permits have been granted for this project. Site plan was unanimously approved as presented upon motion by Robson.

Meeting adjourned at 8:45 p.m.

Respectfully submitted,

Debra Mason