

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of September 6, 1994

Meeting was called to order at 7:30 p.m.

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

Minutes of August 23 were approved as written.

TEWHILL - Hearing is recessed to October 4 upon request of the applicants.

GRISWOLD - Hearing is cancelled upon request of applicant.

FINNEY - Warned hearing of 2-lot subdivision off Randolph Road.

Findings:

- 1) Applicant Todd Finney proposes to subdivide a 4.8-acre building lot from his +/- 50.5-acre property at the corner of Fitzgerald and Randolph Roads.
- 2) Finney argued that the proposal conforms to the town plan by preserving green space and maintaining existed forested areas. The commission concurred.
- 3) There will be no unreasonable impacts upon municipal facilities and services. Signatures from department heads were presented.
- 4) Access will be provided via a deeded right-of-way across the adjoining property of Spaulding. Applicant has not obtained an access permit. The road superintendent expressed concern regarding drainage from the driveway onto the town highway. Applicant has agreed to work out details of construction to meet these concerns.
- 5) Sewage disposal will be via a conventional on-site system with a replacement mound. The system has been sited and designed, but a state subdivision permit has not been obtained.
- 6) Water will be obtained from an onsite drilled well.
- 7) Erosion will be controlled during road construction by the use of hay bale dams, and exposed slopes will be stabilized, seeded, and mulched.
- 8) Other than the right-of-way, there are no easements or covenants associated with the subdivision.

Decision: The application was examined according to Article IV of Morristown Subdivision Regulations (NOV 1993) and found in substantial compliance. Application was approved unanimously upon motion by West contingent upon the applicant receiving approval of the

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proposed access from the Morristown Road Superintendent and a state subdivision permit for sewage treatment and water supply.

The applicant is required to complete the project consistent with the commission's findings and conclusions and the approved site plan and exhibits.

CABRAL - Pre-application meeting regarding 9-lot subdivision off Randolph Road. Darrow Mansfield represented applicant who proposes to divide a +/- 257-acre tract into lots ranging in size from 2.8 to 24 acres. Three of the lots will have frontage on Randolph Road, and others will have access from Crawford Road a Class 3 town road which applicants propose to extend and maintain privately. The application was classified a Major Subdivision in conformance with the town plan. A site walk is scheduled for Saturday, September 17 at 9 a.m. A warned hearing will be held on September 20.

MANOSH/LAMOILLE REGIONAL SOLID WASTE MANAGEMENT DISTRICT - Recessed hearing of 2-lot subdivision off Vermont RTE 15. Don Marsh and Teri White presented application to subdivide 59 acres from a 130-acre parcel. The proposal has been classified a Minor subdivision. The applicants provided written and verbal description of the proposed subdivision according to the criteria of Article IV of Morristown Subdivision Regulations. The hearing was recessed to October 4 to await comment from a professional wildlife biologist regarding mitigation measures proposed to maintain the function of the deer yard.

In other business:

* The commission voted to waive site plan review for applicants Bourne and Harvey and support recommendations made by the board of adjustment regarding approval.

* The commission also voted to waive site plan review for a proposed change of use in the Greaves/Rowell residence off Washington Highway. The application will be reviewed as conditional use by the board of adjustment.

Meeting adjourned at 10:30 p.m.

Respectfully submitted,
Debra Mason