

Gloria

MORRISTOWN PLANNING COMMISSION -- MINUTES
SEPTEMBER 4, 1990

BOARD MEMBERS PRESENT: Alfred Hurley, Chairman; Gary Smith; Norman Nepveu; Jane Greene; Mac Miller and Adrian West.

BOARD MEMBER ABSENT: Debra Mason.

ZONING ADMINISTRATOR: Gloria Wing

CIRCUIT TOWN PLANNER: Patti Spear

GUESTS/APPLICANTS: [Attached to Minutes].

The meeting was called to order at 7:31 P.M. by Chairman Hurley, who reviewed the minutes of 08/21/90 for amendments/corrections. Jane moved to accept the minutes as presented. Mac seconded. Unanimously approved.

GENERAL DISCUSSION: Al advised that on the PC's meeting of 09/11/90, there would be a deliberative session and that "PRD's"; "PUD's" and "Signs" would be discussed per the Town Plan.

Gloria and Al did a site-walk this morning at the Ken Ryan property adjacent to Don Purcell's property and were informed by Mr. Ryan the barn in question is not an abandoned structure; that he has plans to restore it and will be doing substantial work on it.

Mac inquired if anyone has said anything to Mr. Tatro about his mess. Norm inquired about Carroll Lawrence's barn adjacent to Allen Foss's property. Gloria advised she was informed this was being used for storage.

7:37 P.M. -- WARNED HEARING/HOWARD "SKIP" GODFREY, came before the board seeking approval of a 3-lot sub-division on Walton Road, presenting a map of same, showing an easement for Lot #1.

Al advised this would be heard under Morristown Zoning By-Laws, ARTICLE II, Section 230 for a Minor Sub-Division.

Mac made the motion to grant Final approval of this application. Jane seconded. Unanimously approved.

FACTS OF FINDING: Based on and examined under ARTICLE II, Section 230, Requirements for a Minor Sub-Division, this application was granted approval by the Planning Commission Board.

8:00 P.M. -- WARNED HEARING/CONCORD MANUFACTURING, BRAD HART, representing and presenting the application for a two-lot sub-division located on Fairwood Parkway West #35, for Site-Plan Review.

Al advised this would be heard under Village Zoning By-Laws, ARTICLE V, Section 502, (1)(2)(3) and Section 502.4 and 502.4(c), pertaining to drainage.

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Al swore in all interested parties.

Mr. Hart advised the present lot consists of 9/10th of an acre, with total frontage of 236 ft.; they wished to split the property into two lots, with each having 118 ft. frontage and consisting of .45 acres each lot. This property is located in the Village, zoned "MDR".

Bill Moulton and the adjoining property owners advise there is a problems with the water run-off that should be addressed. Bill suggested two alternatives to the run-off problems:

1) Pipe water down by the present location to the catch-basin on the corner; or,

2) Pipe water toward Sonny Millers to Reina Farrar's to Demars.

The road was initially laid-out to accommodate a wider road at some future time if desired. That if Mr. Hart puts in a driveway, he will have to install another culvert and the driveway should be graveled to cut down on drainage problems.

Reina Farrar inquired if the village couldn't take care of the problem by installing a storm drain by the present Concord house.

Mr. Hart advised that upon approval of financing, these lots would be surveyed.

Norman made the motion to conduct a Site-Walk of the property on Saturday, 09/08/90 at 09:00 A.M. Adrian seconded. All in favor.

Adrian then made the motion to Recess this Hearing until 09/18/90 at 7:30 P.M. Jane seconded. Unanimously approved.

8:28 P.M. -- RECESSED HEARING FROM 06/19/90/AGWAY, represented by Del Govia and Annette Menard. The BOA granted approval for a Conditional Use on 07/11/90.

Al administered the sworn oath to all interested parties, and then advised this would be heard under ARTICLE IV, Section 401.1, Special Provisions.

Screening: Del advised her concern was they needed visibility for advertising purposes; if this is not acceptable, then any combustible materials, per National Code, must be located 10' from the source (tank).

Mac inquired if there would be piers. Del advised yes, the tank, which will measure 16' long and 3-12/ in diameter, containing 1,000 gallons of liquid propane would be barricaded with cement piers, 3' high and 3' apart. Mac advised he did not feel this is significantly different from other business and Adrian agreed, they did not feel screening was necessary.

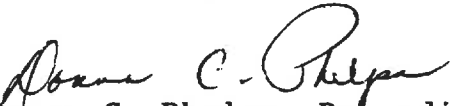
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Mac made the motion to grant approval. Adrian seconded. Patti Spear asked if this would affect the parking space requirements and was advised no. Unanimously approved.

FACTS OF FINDING: Based on and examined under ARTICLE IV, Section 401.1, Special Provisions, the Planning Commission Board granted Site-Plan approval, after the applicant was granted a Conditional Use Permit by the Board of Adjustment.

The meeting was adjourned at 8:45 P.M. by Chairman Hurley.

Respectfully Submitted,


Donna C. Phelps, Recording Secretary
Morristown Planning Commission

/dp

Guests / Applicants

P.C. 09/04/90

Print

	Name	Mailing Address
1.	Ed Reno Jr.	RFD 1 Box 1820 Morrisville
2.	Howard Lefy	P.O. Box 601 Morrisville, VT
3.	Sondra Santon	RR 2 Box 1730 " "
4.	Blanche Emmons	P.O. Box 54 " "
5.	Beina + Jack Dana	Morrisville, VT
6.	Brad Hart	P.O. Box 62, 05662
7.	Robert H. McLeod	P.O. Box 539, Stowe, VT 05672
8.	Del Goria	RD #2 Box 1462 Wells, VT 05774
9.	Annelle Menard	RD Box 550 Craftsbury, VT 05826