

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of September 3, 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 August 20 were approved with one addition: "The Commission unanimously approved Minutes of August 8 as written."

Final drafts of subdivision regs. and zoning were distributed for comment before being sent to Selectmen. Commission will meet for deliberative session on Tuesday, Sept. 10, at 7:30 p.m. Draft Cherokee decision will be available before then.

NICHOLS - Warned Hearing for Major Subdivision - 4 lots off Sand Ridge Road. Applicant Chris Nichols was accompanied by engineer, Robert Alexander. Debra and Gary walked the site with Chris on Sunday, Sept. 1.

Adjoining property owner Farnham has agreed to swap a corner of their land with Eric Nichols in order to provide better access and move the roadway further from Eric's house. Eric will then deed a 50 foot right of way to Chris. Commissioners expressed concern that Eric's total acreage must not fall below 2 acres.

Lot configurations have been changed to provide full 2 acres on Lot 3 with the existing house. This lot will have a new leach field on site. State permit has been applied for.

All lots will have access off an existing 1200 ft. internal road to be maintained by a property owners association. Articles of Association were provided.

Lots will have individual wells and septic systems, with the exception of Lot 3, which will be served by a spring originating on adjoining property. No well sites currently shown on sketch plan.

Upon motion by Nepveu, hearing was recessed to September 17 at 8:30 p.m. to allow applicant time to complete application according to Article III, Section 310 of Morristown's Interim Subdivision Regulations. Applicant was asked to provide a Preliminary Plat with more accurate rendering of lot lines to ensure that acreage requirements are met; utility easements; right-of-ways, including land exchanged between Farnhams and Eric Nichols; and proposed well sites for Lots 1,2,&4.

SIMONDS - Warned Hearing of 2-lot subdivision off Randolph Road (TH 6). Applicant was represented by Alan Thorndike. 66.9 acres of +/- 104 will be conveyed with no current development plans. Access is right of way across adjoining Cox property. Simonds

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will reserve right of way across the acreage conveyed to Sweezy for recreational trail. There are no covenants or deed restrictions.

DECISION: The application was found to be in conformance with Morristown Interim Subdivision Regulations, Article IV. It received unanimous approval upon motion by West.

GREAVES - Warned Hearing for 2 Lot Subdivision at corner of RTE 100 South and Cochran Road. Esther Greaves wishes to divide off 2 acres from a total of +- 100 to deed to Janet Paine. Paine has all permits in place for house on the site. Deed restrictions prohibit sale of lot outside family.

DECISION: Application was reviewed according to Article IV of Morristown Interim Subdivision Regulations, and found in conformance. Upon motion by West, approval was granted contingent upon receipt of plat showing perimeter of entire acreage to be subdivided.

LARSON - Charles Burnham appeared to present final plat for 2-lot subdivision approved August 6.

Respectfully submitted,

Debra Mason