

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of August 23, 1994

Meeting was called to order at 7:35 p.m.

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

Minutes of August 2 and August 16 were approved as written.

SMALL - site plan review of day care facility located in Jersey Heights subdivision. Roy Marble, Sally Small, and Susan Cutler presented the application.

Findings:

- 1) Applicants propose to build a residential-style house on lot #15 of the Jersey Heights subdivision from which to operate a child care facility for up to 25 children. The facility will employ 3 full-time and 1 part-time employees. No one will live at the facility which will operate from 7:00 a.m. to 5:30 p.m., Monday through Friday.
- 2) The topography of the site features a 16 foot grade change over a distance of +/-180 feet, from the height of land to the westerly property line. The property is currently open field with undeveloped lots to the north, south, and east, and pasture owned by Beaver Meadows Development Co. to the west. Green Mountain Sanitation is located just north of the site.
- 3) The proposed structure will be a 26' x 48' ranch-style home with 5/12 pitch roof, vinyl clapboard siding, and a walkout basement to the rear. Total height of the structure from ground level to roof peak in the rear will be 25 feet.
- 4) The property will be accessed off the cul-de-sac of Sterling Court, a private road serving the subdivision. The property has approximately 123 feet of frontage on the cul-de-sac. Paving of Sterling Court is planned in the near future. Currently the access road is maintained by Howard Manosh, project owner, with eventual plans for transfer to either town/village or a lot owners' association.
- 5) Traffic generated from the facility, based upon a full enrollment of 25 children and full staffing, is projected by applicants at 25-30 vehicle trips per day. Some of the children will come by school bus. Trips will be staggered at various parts of the day depending upon parents' schedules.
- 6) The site plan was reviewed by local rescue squad, police, fire department, school district, and water & sewer department and found to impose no unreasonable burden upon local infrastructure.
- 7) Parking will be provided by a 9-vehicle gravel parking lot with 5 spaces on the south and 4 on the north separated by a 30-foot aisle for maneuvering. Spaces will be 10' x 20' in size. Storm water runoff from the lot will be directed into the drainage system for Sterling Court.

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

- 8) Stormwater runoff from the balance of the site will be directed to the west side of the lot to enter existing drainage channels on the Beaver Meadows Development Co. land.
- 9) Silt fences will be placed during excavation to contain soils disturbed. All disturbed areas will be seeded and mulched immediately upon completion of work.
- 10) Exterior lighting will be consistent with residential use with lights at each entrance, and flood lights which will be directed downward toward walkways at northwest, northeast and southeast corners of the structure.
- 11) Six white pine trees of at least 6 feet height will be planted as shown on the site plan. In addition a 50-foot cedar or hemlock hedge will be installed along the southern property line, and four or more low shrubs along the walkway between the structure and the parking area.
- 12) The play yard will be enclosed by a security fence which will enclose the rear half of the structure all the way to the southern property line. The fence will be 4 feet high with wood posts and vinyl-clad welded wire.

Decision:

The site plan was examined according to Section 500 of Morrisville Zoning Bylaw (Nov 1993) and found in compliance. Application was approved as presented following a unanimous vote upon motion by Greene.

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

LARSON - Final subdivision plat of major subdivision off Goeltz Road. Plat was presented with no changes from the preliminary plat approved by the commission. **As a condition of approval, the final plat is to be annotated to require review by the Morristown Planning Commission prior to any further development on either lot created as a result of this subdivision.** The applicant is required to complete the project consistent with the commission's findings and the approved site plan and exhibits. Final plat was approved and signed by the chair.

LAWRENCE - Recessed hearing of major subdivision. Application was presented by Roy Marble. A site walk of the property was held at 7:00 p.m. on July 5, 1994, attended by commissioners Nepveu, Willingham, Greene, Robson, and Mason along with Carroll Lawrence and Roy Marble.

Findings:

- 1) Applicant proposes to develop remaining 3 lots of 5-lot subdivision off RTE 100 and TH 92. Subdivision began in 1991 when local approval was granted for lots 1 & 2 with lot 3 reserved for future development pending further engineering and permitting. Lot 2 is now fully developed with a residence.

- 2) Lots 3-5 are all 2+ acres. The character is the land is grassland sloping toward the southeast. The western corner of lot 3 is wooded. Siting of the homes will be limited by topography. The VT Agency of Natural Resources submitted comment indicating that considerably less than one acre of wetland will be impacted by the project.
- 3) Lots 3-5 will all be accessed via a 760-foot private road off RTE 100. This access has state approval. The road will be built to A-76 standards. The access enters RTE 100 at a right angle. It will be maintained by property owners. Adjoiner Hemphill expressed concern about sight distances at this access, however planning commission references site visit observations indicating acceptable sight distances for the proposed use.
- 4) Letters from local fire department and rescue squad indicate no problem with access or capacity to service the additional 3 lots.
- 5) Electricity will be supplied from existing poles using underground lines, if possible. Letters from Morrisville Water & Light Department and Morristown School District express no unreasonable impacts upon municipal infrastructure from the project.
- 6) Sewage disposal by a subsurface community system located on lot 2. A state subdivision permit was received in May of 1994 for all five lots. Adjoiner Hemphill expressed concern over the proximity of the pressure lines from his water supply and property line. Such lines are required to be 50 feet from a water supply, and proposed lines meet this distance. Applicant has agreed to relocate lines to ensure that they are a minimum of 25 feet from Hemphill property line. Adjoiners Blaisdel expressed concern over the location of the system via their spring. Commissioners decided to rely upon VT Agency of Natural Resources permit to ensure adequate isolation distances.
- 7) Water supply will come from individual, on-site drilled wells.
- 8) Minimal clearing of lot 3 will take place as necessary for home placement.
- 9) Stormwater drainage will be dispersed on site and continue on natural course south to a small brook.
- 11) Erosion during construction of road and community sewage system will consist of hay bales and silt fences down slope from activity, with seeding and mulching to take place immediately upon completion of construction.
- 12) No landscaping of the site is proposed by the developer.
- 13) Protective covenants were submitted covering further subdivision of lots, maintenance of access road, and maintenance of community septic system. At commission request, notice of airport traffic area was incorporated into covenants.

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

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 Mason with the following condition:

Community sewage disposal system will be built in compliance with municipal regulation requiring 25 foot isolation distance from adjoining property line. The applicant will then submit as-built plans to the VT Dept. of Environmental Conservation.

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

CARR - Site Plan Review of proposal to use existing commercial building for craft store.

Findings:

- 1) Georgiana Carr proposes to use an existing residential structure for a craft store. The building, located on the west side of RTE 100 north, is already permitted for commercial use.
- 2) The area is zoned for commercial use. Surrounding land uses are residential and commercial.
- 3) The store will employ one person.
- 4) The store will use the existing access which will be improved by widening the entrance onto RTE 100 from 12 feet to 22 feet. The access drive will then be extended toward the back of the lot to the proposed parking area.
- 5) One-thousand square feet of parking will be provided with one spot for employees, eight for customers, and one handicapped. Spaces will be 10' x 20' with a 25' dividing aisle. Handicapped space will be 18' x 20'. The lot will be surfaced with gravel and crushed stone.
- 6) Stormwater from the parking area will drain to the lawn on the north side of the lot. A berm will be constructed on the south side to channel runoff to the interior of the property.
- 7) With the exception of some spruce trees which have already been removed, existing trees consisting of maple, oak, and apple, will be retained. A row of lilacs and crabs will be planted on the rear property lines to shield the parking area from neighboring lots.
- 8) Two exterior lights will be used to illuminate entrances.

Decision:

Application was reviewed according to Section 500 of Morristown Zoning Bylaw (Nov 1993) and found in compliance. Approval of the site plan was granted unanimously upon motion by Greene.

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

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

WARD - Final plat approval was granted to Thelma Ward, represented by Roy Marble. The final plat presented no changes from a preliminary plat which received approval from the commission on July 19, 1994.

In other business:

* The commission discussed staggered reappointment schedule for membership.

* Date for warned public hearing of proposed zoning amendments has been set for September 20.

Meeting adjourned at 9:30 p.m.

Respectfully submitted,
Debra Mason