



MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of August 15, 1995

Meeting was called to order at 7:05 p.m.

Planning Commission Members Present: Jane Greene, Debra Mason, Normand Nepveu, George Robson, Rich Furlong, Sam Guy. Absent: Bill Bourne. Others Present: Ken Sweetser, zoning administrator and guest list attached.

Minutes of July 12, July 18, and August 1 were approved.

Final Decision on Tomlinson's Store, Inc. site plan review was approved with a change in condition regarding erosion control.

Zoning Administrators Report:

Administrator reported non-compliance with Copley Hospital site plan. He has written a letter and received no response. The Chair will pay a courtesy call to Copley.

Discussion regarding whether new building proposed by the Charlemont can be termed an "accessory structure" was tabled.

Public hearing was opened at 7:30 p.m.

ZONING MAPS - Marsha Shaffer expressed her support for proposed revisions to town and village zoning maps. The Commission voted unanimously to approve the draft maps and send them to the Selectboard and Trustees with recommendation for adoption.

BABCOCK - Prehearing meeting in regard to 2-lot subdivision off Town Highway 108. George and Rita Babcock discussed their proposal to retain their existing home with +/- 10 acres and sell the remaining +/- 180 acres of their property to a party with no current plans for development. The proposal will be reviewed as a Minor Subdivision according to Article IV of Morristown Subdivision Regulations (NOV94) at a warned hearing on September 5.

GRAY - Prehearing meeting for subdivision of preexisting lots off Randolph Road. Roy Marble represents Laurie & Bonnie Gray who wish to subdivide a +/- 52 acre lot retained following a 5-lot subdivision in 1991. Grays propose to create a 10-acre building lot which has already received state approval for septic and water systems, and a +/- 42-acre lot to be transferred to a local farmer for agricultural use. The 42 acres has some limitations for future development, including wetlands. The application will be reviewed as a Major Subdivision according to Article IV of Morristown Subdivision Regulations (NOV94) at a warned hearing on September 5. A site walk of the property will be held at 6:15 the same evening.

KOLLAR - Site Plan Review of proposed addition to dentist's office and apartment building located on Main Street. Dr. Edward Kollar and landscape planner, Nat Goodhue, presented proposed plan for 10' x 26.5' addition with improvements to parking and landscaping. All other local permits and approvals have been received. The Commission voted unanimously to concur with the Board of Adjustment's decision on this application.

Public Hearing Closed at 8:40 p.m.

Other Business:

Planning Commission & Board of Adjustment will use placards in the future so that applicants and members of the public will know our identity.

Commission discussed whether or not more than one dwelling unit could be constructed on a lot. Our regulations are vague. Agreed that we do not intend to allow this and should clarify the regulations.

Zoning Administrator presented opinions received from attorneys regarding requests to amend permit conditions after the 30-day appeal period. Such requests can be considered only if there has been a substantial change in circumstances which was not anticipated at the time the conditions were imposed. The request must be denied unless it meets one of three criteria: 1) Significant development on adjoining property; 2) Change in zoning bylaws; or 3) Enhancement or improvement of original design.

Zoning Administrator received support to continue enforcement action against Bourne's, Inc. following denial of their amendment application.

Commission provided information to complete application to Lincoln Institute for Land Policy for invitation to attend series of planning workshops.

Meeting adjourned at 9:20p.m.

Respectfully submitted,
Debra Mason