

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of August 2, 1994

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

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

Minutes of July 19 were approved as written.

NEWLAND/FLEISHER - final plat for minor, 2-lot subdivision off Churchill Road was received and signed by the Chair.

FOSS - Jeff Foss appeared to discuss the renewal of his permit for a salvage operation off Garfield Road. The operation pre-dates Morristown zoning and has operated in compliance with state permits.

ALFIERI - Bill Kulas appeared to discuss changes Ralph and Joe Alfieri wish to make to their 2 adjoining lots at the corner of Golf Course and Cochran Roads. For business purposes, Joe wishes to have his auto body shop separated from the lot with his parents' home. The shop and home are less than 25 feet apart, so neither has enough room for the required setback from the proposed lot line.

Decision: The Commission decided to treat the proposal as a lot line change, since it involves an exchange of land between adjoining lots and no new construction is proposed on either lot. The Commission granted a waiver of the setback requirements according to Section 150 of Morristown Subdivision Regulations (Nov 1993) since the proposed changes do not affect the intent of the town plan, zoning ordinance or subdivision regulations. Proposal was approved unanimously upon motion by Mason.

MANOSH/LAMOILLE SOLID WASTE MANAGEMENT DISTRICT (LSWMD) - Pre-application meeting for 2-lot subdivision. Don Marsh and Gary Nolan represented the applicants. Manosh wishes to divide 59 acres from his 130-acre parcel off RTE 15 east of Morrisville for sale to LSWMD for a regional lined landfill and recycling facility. The new lot would be accessed by a deeded right-of-way off Ferland Pit Road. Manosh will maintain mineral rights to the lot. The application was classified a Minor Subdivision with the understanding that, due to the intensity of the proposed use of the lot, some of the submission requirements for a Major Subdivision may be required. The Commission will determine whether the proposal complies with the town plan after hearing evidence from the applicant at the first hearing which is scheduled for August 16.

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FLEISHER/NEWLAND - The applicants, represented by Roberta Goddard, wish to convey 4.9 acres of a 50 acre lot on Randolph Road to an adjoining property owner. There will be no changes in land use resulting from the transfer. Applicants will retain a 50' deeded right-of-way for field access. The proposal was unanimously approved as a lot line change.

FINNEY - Pre-application meeting for 2-lot subdivision. Todd Finney owns a total of 50 acres at corner of Fitzgerald and Randolph Roads and wishes to create a 4.9-acre building lot. He will obtain a 50' right-of-way to Randolph Road from an adjoining property owner. The application was classified a Minor Subdivision and will be examined according to the criteria of Article IV of Morristown Subdivision Regulations (Nov 1993) at a warned hearing on September 6. At that hearing, the applicant will also address whether his proposal conforms to the Morristown Town Plan (March 1993).

In other business:

The commission discussed a checklist for municipal officials to fill out in order to facilitate their evaluation of project impacts

The commission decided that the maximum size for a temporary construction sign should be 6 square feet.

Meeting adjourned at 9:30 p.m.

Respectfully submitted,
Debra Mason