

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of July ¹⁶~~2~~, 1991

Planning Commission Members Present: Jane Greene, Gene Fellows, Debra Mason, Norman Nepveu, Adrian West, Al Hurley.

Commission Member Absent: Gary Smith

Also present: Gloria Wing, Zoning Administrator; Patti Spear, Circuit-Riding Planner; and guest list attached.

Meeting was convened at 7:30 p.m. by Acting Chair, Alfred Hurley. Gloria Wing announced that the BOA has voted to reopen their hearing of the Town's application for use of the Duhamel Gravel Pit with additional testimony to take place on Wednesday, July 23, at 8 p.m.

HART - Preapplication meeting for 5-lot subdivision on West side of RTE 100 So. Total acreage is +/-11.7. Lot 1, which Hart plans to use for his home is +/- 3 acres; other lots are 2+ acres. Plans are for individual on-site conventional septic systems, and individual drilled wells. Perc tests have not been done. Development will require state subdivision permits and Act 250 review. Lots are accessed by a 50 foot ROW onto RTE 100 which will be shared with adjoining property owners Norton and Canada, Inc. A 625 foot internal road terminates in a cul de sac with shared ROWs to accommodate town's requirement that each lot have 90 feet of road frontage (Section 203.1, Morristown Zoning Bylaw).

Upon motion by Mason, application was designated a Major Subdivision and will be reviewed according to procedures established in Sections 240, 250, and 260 of Morristown's Interim Subdivision Regulations. A site walk was scheduled for Saturday, July 20 at 9 a.m. A warned hearing on the application will be held August 20 at 8:30 p.m.

SPREDA - Warned hearing for 6 lot subdivision with access on Stagecoach Road (TH 5) and Golf Course Road (TH 54). Total parcel size is +/- 23 acres with lots ranging from 4 to 7.8 acres. Applicant will maintain an agricultural easement on 9 acres. Each lot will have onsite water. Two lots (lots 1 and 3) will have onsite septic system. Lot 2, will contain a community area with septic systems for lots 2,4,5, and 6. All will be individual conventional systems. Sprenda submitted test pit log.

Commission members conducted site walk on Wednesday, July 10. Applicant agreed to place language in deeds to advise buyers that they are purchasing land in a neighborhood which contains town road facilities, including a salt shed; an active sand and gravel operation; agriculture; an auto body shop; and a golf course. Properties are also in the airport flyway.

Applicant needs access permits for individual curb cuts on TH 54. Perc tests have yet to be performed. Chip Percy, an adjoining

landowner, submitted for the record that these lots are adjacent to an operating gravel pit. Applicant responded that this will be noted in the deeds.

Findings of Fact: This Preliminary Plat was reviewed under Sections 250 and 310 and Article IV of Morristown's Interim Subdivision Regulations. Application is incomplete, lacking access permits and percolation test results. Concerns about conflicting land uses in the neighborhood of this development will be addressed by deed language and covenants.

Decision: Preliminary Plat unanimously approved on motion by West, contingent upon applicant's receipt of town access permits and state subdivision permits.

LARSON - Applicant was represented by Howard Carroll for preapplication meeting in regard to 2-lot subdivision off TH 66 (Goeltz Rd.). Ralph G. Larson is dividing a 6 acre lot from a +/- 57.1 acre parcel. The 6 acres will be sold to adjoining property owners Robert. No development is contemplated, and applicant has applied for a Deferral of Permit from the State. Commission expressed concern about Larson's plans for the remainder of the land (51.1 acres). Upon motion by West the application was designated a Minor Subdivision for review according to Section 230 and Article IV of Morristown's Interim Subdivision Regulations. A warned hearing is scheduled for August 6 at 7:45 p.m.

CONNELLY - Marc Connelly, represented by Roberta Goddard, for preapplication meeting for 2-lot subdivision off Stagecoach Road. Total acreage is +/- 17. Lot 1 will consist of 7.25 acres with existing home; lot 2 will be 10.02 acres and require no state permit. Applicant has applied for a state homestead exemption for Lot 1. Application was designated Minor Subdivision upon motion by West, and will be reviewed according to Section 230 and Article IV of Morristown's Interim Subdivision Regulations. A warned hearing will be scheduled.

CHEROKEE HOLDINGS - John Monks represented Cherokee Holdings in Recessed Hearing on application for 14 Lot subdivision accessed off Maple Run Lane in Stowe.

Greg Federspeil, Stowe Town Planner presented Stowe Planning Commission's decision regarding the portion of the development which lies in Stowe. A written copy was submitted.

Asked if Town now has most recent edition of plans, Monks stated that detention basin size has been enlarged slightly by lengthening the ponds. Pond 2 now holds .8 acre/feet of water; Pond 3, 1 acre/foot. The increase in size is meant to address the shortage identified by Wagner, Heindel, and Noyes, for a 100 year storm assuming that 50% of the land area is cleared. A

state drainage permit has been issued.

Commissioner Nepveu questioned Cheorkee's intent regarding the 25 acres of retained land with frontage on TH64. Monks said he has advised Cherokee that the land has no development potential due to the deer corridor. Wetland areas within the development will be commonly owned by the Landowners Association.

Circuit Planner Spear asked about a condition that no school bus service will be provided by the Town beyond the covered bridge on TH ^{School District} 60. Wm. Kelk, attorney for the applicant, suggested that this stipulation be recorded as a condition of the permit in the public land record.

Commissioner West expressed concern that eventually Morristown will have to take responsibility for lots developed with the Town - we may have to upgrade Sterling Valley Road and create an access for these lots. Kelk responded that Stowe landowners also use Morristown's roads. Lots at the top of Sterling Road are in Stowe, but accessed via Morristown.

Commission questioned Monks about the maintenance of the proposed detention ponds. They will be inspected weekly during construction and quarterly thereafter by the developer. This is required by state permit. Once the development is built out, the Homeowners Association will be responsible for maintenance and inspection. Silt will be dumped on a stable, upland area. Sediment will be removed when the water level reaches 3-4 feet. Commissioner Fellows specified that the pipes to service dry hydrants will have to be 3-4 feet off the bottom of the pond to accommodate the sediment build-up, and asked if there was a plan for maintenance of the hydrants. Monks stated that there is no plan, but he is willing to discuss this. Winter access to the dry hydrants will be ensured by locating them close to the road and providing a parking area. Turnaround will be provided for emergency vehicles during construction of the project.

Applicant was asked for a more specific phasing plan describing the construction of infrastructure for the project. Monks agreed to supply this within 7-10 days.

Sewage disposal permits have not been received. Applicant anticipates a combination of mounds, conventional systems with curtain drains. Designs and location will be submitted.

Asked if the recommendations of Wagner, Heindel, and Noyes regarding the detention ponds have been addressed, applicant agreed to videotape runoff pre- and post-development. Concerns of adjoining property owner Lowenstein will be addressed by using stone riprap to stabilize the stream bank.

Commissioner Mason requested most recent copy of covenants to assure that they addressed issues raised in initial hearings - maintenance of shared septic systems, control of domestic animals, and limits to clearing on lots. A copy of covenants

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addressing these issues was submitted.

Mason requested written submission from State Wetlands Division explicitly approving placement of detention basins. Circuit Planner Spear offered to obtain a letter.

Applicant plans to submit proposal to Act 250 in approximately 1 month.

Nepveu moved to close the hearing upon receipt of an acceptable phasing plan. Motion passed unanimously.

Minutes of July 2 were approved without amendment.
Meeting adjourned at 10:00 p.m.

Respectfully submitted,



Debra Mason