

Morrisville/Morristown Planning Commission
Work Session Minutes
July 12, 1995



Commission Members Present: George Robson Norm Nepveu, Jane Greene, Bill Bourne, Deb Mason, Rich Furlong

Commission Members Absent: Sam Guy

Others Present: Ken Sweetser

12) No hearings on August 1 !!!

Since there are no hearings scheduled for August 1, we will hold a barbeque at Deb Mason's for informal discussion of issues and fun (yes, fun!). Attendees must provide their own lawn chair. Bill Bourne will bring the grill. Other food will be provided as follows:

rolls, hotdogs & fixings - Norm

potato salad - George

chips & beverages - Bill

hamburgers & buns - Jane

salad - Ken

dessert - Sam

paper plates, etc. & beverages - Deb

11) Subdivision Road Standards

Gary Nolan has been informally designated as "road inspector" to ensure that subdivision roads which are not intended for town takeover are at least up to standards required by the subdivision regulations and/or review process. The commission will meet with road and emergency service providers to develop more flexible standards for subdivision roads which take into consideration the amount of traffic and the character of the area. Meanwhile, Davis/Norvert subdivision roads must meet A76 standards as required by their existing permit.

10) Stoweview II - the sequel

Commission determined that developer can move the subdivision road to accommodate utilities boxes, as long as the road remains within the 50 foot right of way shown on the approved final plat.

9) Perras

Zoning administrator was given OK to proceed with enforcement proceedings in regard to home industry operated by Perras brothers on Earl Grey Road.

8) An anonymous inquiry

Is a small restaurant a "retail service" within the village's MMR district?

Commission opinion is that it's up to the BOA to review the proposal and determine whether it meets the requirements of Section 260 of the village zoning bylaw.

7) Kim Bradley

What about a day care facility in the town's Commercial District on Brooklyn Street?

We'd call it a "business service" which is a conditional use to be reviewed by the BOA.

6) Birch Hill Subdivision

The fire pond required as a condition of approval is filling slowly due to the drought. Lot owners would like to begin home construction. Wayne Camley has verbally expressed satisfaction with the pond's construction and optimism that it, in combination with other neighborhood water sources, will perform as needed.

Commission gave zoning administrator permission to issue building permits for lot owners contingent upon written sign-off from Camley.

5) Rhoda Bedell

Union Bank has requested Commission's blessing upon her plans to reconstruct an apartment building which burned down. The reconstruction will take place entirely with the previous footprint of the building. The planning commission will not require site plan review of this project, and does not have jurisdiction over plans to replace the building.

4) Grand Union

Commission was shown photos of proposed revision to Grand Union's storefront featuring large, colorful vegetables and other foods(?) Response was that big graphics are part of the sign and would be counted as such.

3) LRSWMD/Manosh

The Solid Waste District has requested that their requirement to file a final mylar of the subdivision be postponed pending settlement of all their permit processes and appeals. The Commission chose to deny the request since the subdivision has been granted a permit, regardless of the status of any specific uses proposed for the lots.

2) Cote

Cote's on Wabun Avenue propose to enclose an existing outbuilding and raise the roof. The renovations will remain in the same footprint. The building will remain in the same use. No site plan review is required.

1) Zoning District Written Descriptions

Commission meticulously reviewed written descriptions provided by the zoning administrator. Map and descriptions were o.k.'d for public warning.

0) There was a lengthy discussion about the hearing process and decision-making. The commission has agreed to try recessing all hearings to a deliberative session to be held within a week. During the deliberative session, they will review their notes from the hearings to develop findings and conclusions. Deb is working on check lists to be used by commission members and applicants during the hearing.

Work Session adjourned at 9:30 p.m.

Respectfully Submitted,
Debra Mason