

Gloria, Z.A.

MORRISTOWN PLANNING COMMISSION
JULY 10, 1990

MEMBERS PRESENT: Alfred Hurley, Chairman; Norman Nepveu; Gary Smith; Jane Greene; Debra Mason and Mac Miller.

MEMBER ABSENT: Adrian West.

ACTING ZONING ADMINISTRATOR: Dayton Wakefield

GUESTS/APPLICANTS: [List Attached to Original Minutes].

The meeting was called to order at 7:31 P.M. by Chairman Al Hurley, who reviewed the minutes of 06/19/90 & 06/26/90 for amendments/corrections.

Mac moved to approve the minutes of 06/19/90 as presented. Norm seconded. All in favor.

Jane moved to approved the minutes of 06/26/90 as presented. Mac seconded. All in favor.

Gary presented "PRD" regulations from Waterbury's Zoning Plans for the Board's review. Al advised of maps he has available for anyone interested in using them, advising the next work session will be on 07/24/90. Mac advised he will be absent at that time.

7:45 P.M. -- PRE-APPLICATION CONFERENCE, under Section 220 of Interim Sub-Division Regulations/ROBERT PROVOST came before the Board to discuss proposed plans for a mobil home park to be located on Fitzgerald Road. Al advised this would be heard under Interim Sub-Division Regulations --#220; that Mr. Provost has a Warned Hearing scheduled for 08/21/90 regarding this project.

Mr. Provost presented his amended plans which reduce the numbers of units from 87 down to 64; with each lot being an average of 1 acre. The concept plan includes a park with three (3) play areas for children; mailbox grouping and screening from the Fitzgerald Road; there will be at least a 20' roadway, which will be maintained by the applicant. A sales center at the entrance, which will be eventually be a community hall or common meeting area or day care center for the park. The entry to the park will consist of a green belt, as well as having green belts throughout the park; there will be approximately .6 miles of road frontage. Each lot will have a storage shed with an option for a garage.

Mr. Provost advised he purchased a total of 86.4 acres, with only 72 acres being useable. Lot #1 will be a single family lot; Lot #2 is not buildable due to wetlands and 5.8 acres will be used for mound systems.

Mr. Provost inquired as to what Town regulations he is to address as mobil homes are not addressed, therefore, which section and jurisdiction does the Town have, he believes he must use the State regulations, which address health; safety and nuisance;

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that he was asking the Board for directions for plans.

Al asked what type of mobil homes; Provost advised manufactured and trucked to site, mobil homes with two-sided pitched roofs, that would be either placed on a slab or on a foundation, and referred to Title 9, VSA 2601 for the definition of 'Mobil Home Parks and Mobil Homes'. Al advised that more than two (2) mobil homes constitutes a Mobil Home Park.

Al advised this project is to be classified as a "Minor" or "Major" Sub-Division, with this being a Pre-Application Hearing. That Town regulations require two (2) acres per dwelling unit, and referred to Sub-Division Regulations 410.4, Page 12, Section 220.1; 2; 3, and 4(a) & (b).

Provost stated that due to the Town regulations/by-laws being silent on addressing mobil home parks, that State regulations govern them. Mac advised that Town regulations take precedence over State regs. Provost disagreed.

Jane moved to classify this project as a "MAJOR" Sub-Division. Debra seconded. Unanimously approved.

Jane asked for an explanation of the type of homes; Provost advised double-wide with pitched roofs; the homes would be owned by the occupants, but would lease the land from the applicant.

Provost advised that they put up a 26' X 44' home today for anyone who is interested in looking at it, as this would be what basically all of the homes would be.

This pre-application conference was adjourned at 8:30 P.M.

8:30 P.M. -- WARNED HEARING: ROY MARBLE came before the Board for a Site Plan Review, Title 24, VSA 4407.5, for a two-lot Sub-Division on Wabun Avenue. Al administered the sworn oath to Roy Marble. Al then advised the Board would be addressing Traffic; parking; landscaping and screening and renewable energy.

Roy advised that this project consists of a total of .8 acres of land owned by himself; Thibideau and Reynolds, located in the village and served by village water and sewage; there is presently a single family home with lot that is rented. The second lot would consist of .52 acres and he is seeking Site-Plan approval for this project. There are no covenants; with owned land for driveway and an easement will be reserved for Lot #2.

Norm said he was concerned if the State By-Pass goes through, is there a second access that could be utilized. Roy advised no, and he is not sure the By-Pass will ever go through, but there is the possibility this property could be land-locked. The potential buyer, Maurice Plante was present.

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Bill Moulton advised the sewer line is not very deep in this area and that is why there is a mound of dirt there. Roy advised they would most likely hook into the line on Lot #1 where the present trailer is.

Robert Walker, adjoining landowner, asked who would own the land. Roy advised he would be selling 1/4 acre to Mr. Plante and the remainder to someone else and would tear down the old chicken barn; that Plante plans to construct a 26' X 40' residence. Mr. Walker advised since Demar has built the condo's and apartment buildings, there has been a tremendous increase in traffic, noise and various other problems in this area.

Doris Clark, adjoining landowner, stated she was concerned for the safety of the children in this area, due to the increased traffic on this street.

Norm advised he would like to recess this meeting until after Ken Harvey, Chairman of the Transportation Committee's meeting on Thursday, 07/12/90 regarding the By-Pass.

Debra stated that reference the Village regulations/By-Laws, Roy needs to that a deeded easement. Mac advised Roy does not have the required 50' for a driveway. Roy advised there is already a precedence in the village, which serves multi-family housing units with only a 33' wide access. Mac advised Roy's driveway could only serve one lot.

Jane made the motion to RECESS this hearing until 07/17/90 at 7:15 P.M. Norm seconded. Motion carried. (AL ADVISED THE BOARD MEMBERS TO BE IN ATTENDANCE OF THE MEETING AT 7:00 P.M. ON THIS DATE).

Dayton inquired of Roy if he didn't need a Variance from the BOA and Roy advised that would be reasonable.

9:00 P.M. -- PRELIMINARY DISCUSSION (PDR'S): RALPH LARSON was in attendance to discuss cluster development with the Board for a proposed project to be located off Goeltz Road; that this is an informational meeting and he would be coming back later with an application, reference Section 220.4(b).

Mr. Larson advised he has 75 acres; that he created 5 lots; has sold 4 lots; built a pond. That the proposed plans consist of 34 lots, which equal an average density of 2.2 acres per lot; that the smallest lot would be .6 acres up to the largest lot consisting of 16 acres. The land would be owned by individuals with covenants. There will reserved land for agricultural and pasture usage. One house will be constructed at a time, with the roads being built to Town Specs. The large amount of sand and gravel will be used for road construction and lot construction.

This project will involve ACT 250, therefore, he is planning

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accordingly. That the State requires at least 50% of open land.

Norm advised that Town regulations require 2 acres per building lot; these plans include .6 acres. Larson questioned this.

Bill Moulton advised this proposed increase of 46 houses in this area would increase traffic up to 100 additional trips per day or more; that Goeltz Road; Children's Village Road to RT 100 would require substantial work to serve this project, as this would be a major impact. Also, he wasn't in favor of the road design, which includes three (3) dead-end roads which would have to be maintained. Larson advised this would be redesigned. Larson advised that some lots would have individual septic systems; others would be served by common systems.

9:28 P.M. -- PRE-APPLICATION CONFERENCE, under Section 220 of Interim Sub-Division Regulations/STEVE GUTTERRES & BRUCE RICH, represented by Roy Marble, for a 3 lot sub-division off Stagecoach Road, across from the Lazy Branch Circle and Magoon Road, reference Section 220 (Sub-divisions). Roy advised all three (3) lots are over ten acres each, with a total of 40 acres. (2 Lots are 10.05 each and one lot is 19.17 acres). That Bill Moulton has issued two (2) curb cuts and there is a Warned Hearing on this project scheduled for August 7, 1990.

Al advised the Board to act on classification of this project.

Debra moved to classify this as a "Minor" Sub-division. Norm seconded. Unanimously approved.

Roy advised reference Lot #1, the State is only concerned with Wetlands; which has a sewage easement onto Lot #2. These lots would be three (3) bedroom, single family dwellings. The Board advised they would want a report from Lisa Borres of the State's Wetlands Div., prior to the Warned Hearing.

Debra moved to schedule a Site-Walk on Saturday, 07/14/90 at 9:00 A.M. Norm seconded. All in favor. (Discussion closed @ 9:40)

9:40 P.M. -- RECESSED HEARING: HOLMAN PROPERTY, located on the Elmore Mt. Road, represented by Richard Sargent for a two-lot S.D., classified as a "MINOR" sub-division. Al administered the sworn oath to Mr. Sargent.

Jennifer Black St. Savveur was present, with Mr. Sargent advising they have a contingent contract to purchase the Holman property and part of the acreage. There was a Site-Walk of the property on May 19, 1990; that he has drafted a proposed deed, which he read to the Board, advising it has not as yet been approved by Jennifer's attorney. Sargent presented a copy of same and maps to the Board. Dick advised he would consult with Bill Moulton about the easement access to the remaining property. Dayton questioned the amount of road frontage indicated on the map. Sargent advised he will have it surveyed for accuracy.

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Mac moved to grant approval of this application with the covenants presented. Debra seconded. Unanimously approved.

FACTS OF FINDINGS: Based on and examined under Interim Sub-Division regulations, Section 230.1, and including the covenants presented, the Board granted approval of said application.

General Discussion: Mac voiced his concern and opposition to allow unacceptable/unbuildable land to be included as total acreage. Discussion followed.

This meeting adjourned at 9:55 P.M.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Donna C. Phelps". The signature is written in a cursive, flowing style.

Donna C. Phelps, Recording Secretary
Morristown Planning Commission

/dp

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PC

07-10-90

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